

# \$1,100,000 - 4709 6 Street Sw, Calgary

MLS® #A2205713

**\$1,100,000**

3 Bedroom, 4.00 Bathroom, 1,203 sqft  
Residential on 0.14 Acres

Elboya, Calgary, Alberta

Welcome to 4709 6 Street SW, a beautifully renovated bungalow in one of Calgary's most sought-after communities, Elboya. Thoughtfully updated just a decade ago, this home perfectly blends modern elegance with timeless charm.

Inside, you'll find an inviting open-concept floor plan, ideal for entertaining. The stunning kitchen boasts a gas range, built-in microwave and oven, expansive counters, and seamless flow into the dining and living spaces. Two spacious bedrooms, each with a luxurious ensuite featuring beautifully tiled showers, offer the ultimate in comfort and privacy. The primary suite is designed for relaxation, featuring custom built-in wardrobes and space for a king-sized bed. The second bedroom is equally impressive with a built-in bed frame and a unique light-up wall feature. A stylish powder room completes the main level for guests.

The fully finished basement expands your living space, offering a large recreation area, built-in bar with sink and wine fridge, a third bedroom, and a four-piece bathroom—perfect for hosting or accommodating guests.

Step outside to a private, fully fenced backyard featuring a composite deck, making it a serene retreat for relaxation or entertaining. The front and back landscaping are entirely maintenance-free, allowing you to enjoy the



beauty of the outdoors with ease.

Enjoy the best of Elboya's walkable lifestyle, just minutes from schools, golf, the Elbow River pathways, and Britannia's fantastic shops and restaurants.

More than just a home, this is a place of connection, comfort, and community. Don't miss the opportunity to make it yours!

Built in 1951

### Essential Information

MLS® #	A2205713
Price	\$1,100,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,203
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4709 6 Street Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2N2

### Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached, Off Street, On Street

# of Garages 1

### **Interior**

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Wet Bar, Wired for Sound, Bar

Appliances Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full

### **Exterior**

Exterior Features None

Lot Description Back Lane, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 9

Zoning R-CG

### **Listing Details**

Listing Office Real Broker

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