

# \$839,000 - 4627 Stanley Road Sw, Calgary

MLS® #A2189384

**\$839,000**

5 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Welcome to a home close to Stanley Park & Chinook Mall, providing easy access to downtown.

A permit application to the city for legalization of the basement suite is currently pending, being subject to correction of six deficiencies prior to approval. This information is based on the city inspector's report. Two major deficiencies are Installation of drywall in the mechanical room and installation of smoke/CO detectors to be hard-wired in the suite.

This hillside bungalow offers 3 bedrooms and one full bathroom+ kitchen on the main floor and 2 bedrooms+ an office space, a full bathroom and a kitchen in the basement(Illegal suite). ["Separate" features and Mechanical Excellence] Not to mention the separate entrance, there are separate kitchens, separate bathrooms, separate washer/dryer for each floor. In addition, you'll be amazed by the mechanical features such as separate furnaces(Y2013), separate hot water tanks(Y2013&a brand new), separate electrical panels with separate meters, separate gas meters, A/C for the main floor and water softner. Windows replaced in 2013, roof in 2021 respectively.

Built in 1956

## Essential Information

MLS® # A2189384

Price \$839,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4627 Stanley Road Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2R1

### Amenities

Parking Spaces	4
Parking	Parking Pad, Carport

### Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	86
Zoning	R-CG

## **Listing Details**

Listing Office	J Capital Realty
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