

# \$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 | 85                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | J Capital Realty |
|----------------|------------------|

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