

# \$775,000 - 4617 Stanley Road Sw, Calgary

MLS® #A2194301

**\$775,000**

4 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Prime investment opportunity in Elboya! This raised bungalow with a legal walk-out suite offers dual rental income in one of Calgary's most sought-after locations. The main floor features 2 spacious bedrooms, a 4 piece bathroom, a bright living room, dining area and a well-appointed kitchen. While the legal suite downstairs offers an additional 2 bedrooms, 4 piece bathroom, and full kitchen—each unit with its own private entrance. Common areas include a large utility room equipped with 2 furnaces, 2 hot water tanks and shared laundry. Tenants split utilities, reducing ownership costs, and both leases are set to renew in June. The tenants have expressed interest in extending their stay with a modest rent increase, ensuring immediate and stable cash flow for the new owner. Recent upgrades include new egress windows in basement bedrooms, updated LVP flooring, hardwired smoke and CO detectors, a sprinkler system in common areas, new alarm bells, furnace cleaning, and yard enhancements. The property sits on a 50' x 120' R-CG lot with a large, private yard, mature trees, back alley access, and a parking pad that along with the front driveway can fit up to 6 vehicles. Located minutes from downtown, the C-Train, Chinook Mall, parks, stores and amenities. If you are looking for a home to live in and offset your ownership cost by renting out the legal suite - this is the right one for you. This property also presents a compelling opportunity for investors seeking a



stable income stream in one of Calgary's most desirable neighborhoods with robust rental demand.

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2194301    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,048       |
| Acres          | 0.14        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4617 Stanley Road Sw |
| Subdivision | Elboya               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 2R2              |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 6                       |
| Parking        | Parking Pad, Off Street |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Smoking Home, Separate Entrance                      |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Sloped |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Frame, Wood Siding         |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 67                  |
| Zoning         | R-CG                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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