

# \$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	Off Street, Parking Pad

**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 Yard, Back Lane, 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	64
Zoning	R-CG

**Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.