402 Brunswick Avenue SW

Calgary | Active | MLS® A2310087

$1,279,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1953**	**1,486.04 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Nestled on a prominent corner lot in the prestigious community of Elboya, this spacious bungalow offers over 2,800 square feet of developed living space and an exceptional opportunity to own in one of Calgary's most sought-after neighbourhoods.

Notable improvements include a new hail resistant roof (2021), new deck (2021) with substantial enclosed storage below, and a new refrigerator (2021). The home features a functional floor plan with generously sized rooms and vaulted ceilings in the kitchen and foyer, creating a bright and inviting gathering space. The kitchen is equipped with a gas range and second electric wall oven.
Step onto the deck and enjoy partial city views overlooking mature landscaping highlighted by a magnificent Manitoba Maple that adds beauty, character, and privacy. The substantial corner lot offers exceptional space, privacy, and long-term potential.

Enjoy an outstanding location just moments from Stanley Park, with tennis courts, lawn bowling, an outdoor pool, baseball diamonds, skating rink, the Elbow River, and Calgary's extensive pathway system. Families will appreciate nearby Elboya School and its highly regarded French Immersion program.

Whether you're looking for a spacious home to enjoy today or a property with future possibilities, this is a rare opportunity to secure a premium address in one of Calgary's most established and desirable inner-city communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2310087
Bedrooms	4
Bathrooms	3
Year Built	1953
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,486.04 sq. ft.
Main Level Finished Area:	1,486.04 sq. ft.
Below Grade Finished Area:	1,212.18 sq. ft.
Acreage:	No
Lot Area:	6,092 sq. ft.
Lot Frontage:	47'5"
Front Exposure:	Southeast
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1953 (Age: 73)
Bedrooms:	4 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7887GH
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle, Rubber
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Three-Sided
Water Supply:	Public
Sewer:	Public Sewer
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Driveway
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Hall
City Quadrant:	Southwest
Community:	Elboya
Appliances:	Dishwasher, Dryer, Garburator, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Hot Tub
Restrictions:	None Known
Main Floor	Kitchen · 15' × 14'7" ·
Main Floor	Dining Room · 14'2" × 12' ·
Main Floor	Living Room · 17'10" × 12'6" ·
Main Floor	Foyer · 16'10" × 7'6" ·
Main Floor	Mud Room · 6'5" × 4'7" ·
Main Floor	Laundry · 7'2" × 4'8" ·

Main Floor	Bedroom - Primary · 15' × 14'2" ·
Basement	Family Room · 20'4" × 11'2" ·
Basement	Storage · 9'2" × 4'5" ·
Basement	Furnace/Utility Room · 12' × 11' ·
Basement	Bedroom · 23'5" × 16'2" ·
Basement	Bedroom · 12' × 10'9" ·
Basement	Bedroom · 12' × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Central Vacuum, Vaulted Ceiling(s), Ceiling Fan(s)
Exterior Features:	BBQ gas line, Dog Run, Garden, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Dog Run Fenced In, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Jun 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/402-brunswick-avenue-sw-calgary-a2310087/

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