

\$898,898 - 1631 47 Street Sw, Calgary

MLS® #A2099317

\$898,898

3 Bedroom, 2.00 Bathroom, 1,145 sqft
Residential on 0.14 Acres

Westgate, Calgary, Alberta

1631 47 Street SW | A unique and promising real estate opportunity has emerged in the inner-city neighbourhood of Westgate with the consolidation of three adjacent lots (sold separately) located at 1627, 1631, and 1635 47 Street SW. This strategic land assembly, totalling 180 feet (frontage) by 100 feet (Depth), presents an exciting prospect for developers, investors, and stakeholders looking to capitalize on the growth and potential of this prime location.

Built in 1959

Essential Information

MLS® #	A2099317
Price	\$898,898
Sold Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1631 47 Street Sw
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Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2E2

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Garage Faces Front, Single Garage Detached

Interior

Interior Features	Dry Bar, Pantry, Storage
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	January 4th, 2024
Date Sold	April 17th, 2024
Days on Market	104
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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