

\$925,000 - 1635 47 Street Sw, Calgary

MLS® #A2099608

\$925,000

4 Bedroom, 3.00 Bathroom, 1,187 sqft
Residential on 0.13 Acres

Westgate, Calgary, Alberta

A unique and promising real estate opportunity has emerged in the inner city neighborhood of Westgate with the consolidation of three adjacent lots (sold separately) located at 1627, 1631, and 1635 47 St SW. This strategic land assembly totaling 180 feet by 100 feet, presents an exciting prospect for developers, investors, and stakeholders looking to capitalize on the growth and potential of this prime location. The residence has undergone renovation and is readily available for renting. Boasting a central position within easy walking distance to the Westgate LRT station, the amalgamation of these lots holds significant promise for future development, subject to city approval. This parcel is situated just north of MU-1 land use, permitting a floor area ratio (FAR) of 3.5 and a maximum height of 17 meters. To the east, the current land use is RC-2, approved for up to 4 storeys according to the recently approved Westbrook LAP. While it falls outside the proposed additional density, this site holds potential for a shift in land use and increased density due to its proximity to transportation and adjacent sites that have already received approval for heightened density. With its strategic positioning, proximity to key amenities, and pending development potential, this assembly is poised to become a landmark project that enhances the vibrancy and livability of the surrounding community. As the city reviews and approves proposals, the stage is set for an innovative and impactful development that



aligns with the evolving needs of the city and its residents.

Built in 1959

Essential Information

MLS® #	A2099608
Price	\$925,000
Sold Price	\$900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,187
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1635 47 Street Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2E2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2024
Date Sold	April 15th, 2024
Days on Market	102
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
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