

\$1,325,000 - 2031 47 Avenue Sw, Calgary

MLS® #A2106592

\$1,325,000

4 Bedroom, 4.00 Bathroom, 1,999 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SAT APR 13 FROM 230-4 AND SUN APR 14 FROM 2-4 Welcome to this stunning new infill property, where modern elegance meets comfort and convenience. This detached home is a true gem, offering a spacious and functional layout designed for contemporary living.

With 1,999 square feet of living space, this home offers room for your family to grow and thrive. The main floor features an open concept design with beautiful hardwood flooring that enhances the sense of space and light. Whether you're entertaining guests or enjoying a quiet evening at home, this versatile layout has you covered.

Upstairs, you'll find three generously sized bedrooms, each with warm carpeting for added comfort. The master suite has 12' ceilings and boasts a private en-suite bathroom with double vanity and soaking tub, providing a peaceful retreat after a long day. Additionally, there's a full bath on this level for the convenience of the other two bedrooms.

The basement is fully finished and includes a fourth bedroom, making it an ideal space for guests or a home office.

This property comes with a rough-in for air conditioning and a double detached garage, ensuring your comfort in all seasons. Don't miss the opportunity to make this beautiful



home your own. Book your showing today!

Built in 2023

Essential Information

MLS® #	A2106592
Price	\$1,325,000
Sold Price	\$1,314,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,999
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2031 47 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2S7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

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

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Recta
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	April 23rd, 2024
Days on Market	74
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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