

\$1,499,900 - 2043 47 Avenue Sw, Calgary

MLS® #A2107043

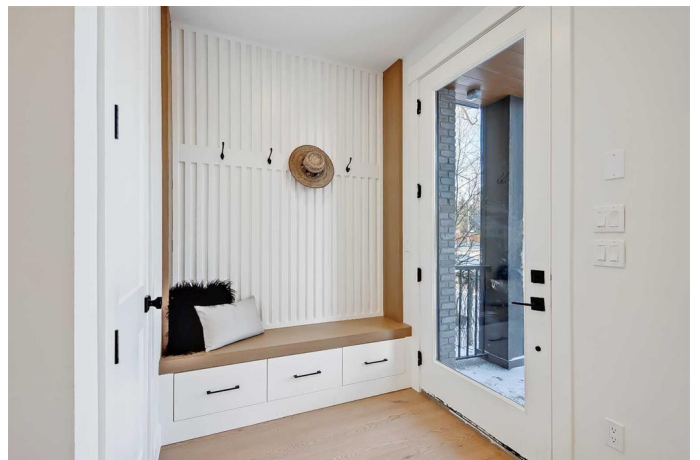
\$1,499,900

4 Bedroom, 5.00 Bathroom, 2,736 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Now complete! Move into this RARE 5-BED, 4.5 BATH home with a third floor PRIMARY RETREAT with a loft & private south facing balcony! Come make this stunning, modern 3-STOREY semi-detached infill in the heart of ALTADORE your dream home! The fantastic curb appeal is met w/ natural light from the numerous windows on the front of the home as you enter into the front foyer & formal dining room. The extensively upgraded kitchen will soon become the heart of the home, w/ a sizeable island, plenty of upper cabinets & lower drawers w/ soft-close hardware, & a built-in cabinetry & coffee station. The kitchen also features a premium JennAir S/S appliance package that includes a French door refrigerator, gas range, built-in hood fan, built-in microwave, & dishwasher. The entire main floor is drenched in sun all day by SOUTH-FACING 10-ft sliding glass doors, creating a bright living room while also giving you access to the backyard, including the fully built exposed aggregate deck, while the focal point of the room is the gas fireplace w/ quartz detailing & custom millwork. A spacious mudroom features a built-in closet, a bench w/ hooks, & a very private powder room w/ a lovely linear mirror, a quartz countertop, & vessel sink. Upstairs, you'll find two secondary bedrooms w/ built-in closets, a main 4-pc bath w/ tub/shower combo w/ full-height tile surround, a good-sized laundry room w/ cabinetry & sink, plus a large walk-in linen closet. Also on this floor, a JR SUITE with full



ensuite including a walk-in shower & free standing tub as well as a sizeable walk in closet, great for Teens! The 3rd Floor is dedicated to the primary quarters & features ceiling-height windows, 2 sizeable walk-in closets, plus a beautiful 5-pc ensuite w/ a freestanding soaker tub, heated tile floors, a walk-in shower w/ full-height tile (roughed-in for steam), rain showerhead, & a bench. Drenched in natural light, the loft offers an additional space perfect for a private office or retreat with a built-in wet bar, storage, & South facing private balcony. Downstairs, the fully developed basement offers your family another large entertainment area, highlighted by another full wet bar w/ custom built-in cabinetry, a sink, & space for a bar fridge! The home gym has a 10-ft glass wall, making the room open & spacious, & the 4th bedroom is perfect for teens or a guest bedroom, w/ a walk-in closet & direct access to the 3-pc bath w/ glass shower. Altadore is a popular inner-city community, ideally located a quick 5-min bike ride to all Marda Loop offers & is close to several parks/green spaces & private & public schools – including Flander’s Park, Dr. Oakley Playground, the Glenmore Athletic Park & Aquatic Centre, Sandy Beach & River Park, and more! With quick access to major roadways, including Crowchild Trail & 14th St, this is the perfect location for young professionals & couples who appreciate easy accessibility downtown & around the city!

Photos from unit next door (2041 47 Ave. SW)

Built in 2024

Essential Information

MLS® #	A2107043
Price	\$1,499,900
Sold Price	\$1,475,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,736
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2043 47 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Other

Roof	Asphalt Shingle, Metal
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2024
Date Sold	March 24th, 2024
Days on Market	40
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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