

\$960,000 - 1741 47 Avenue Sw, Calgary

MLS® #A2130182

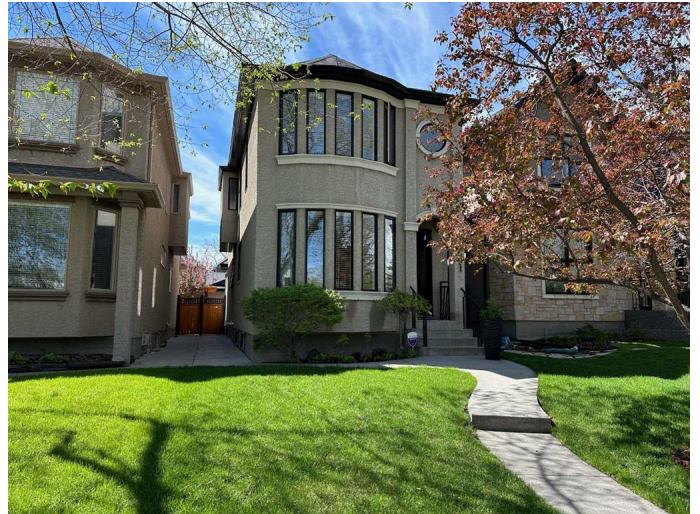
\$960,000

2 Bedroom, 4.00 Bathroom, 1,827 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Click on the virtual tour for a preliminary walk through the property. Classic design, pride of ownership throughout. Beautifully maintained fully developed, 2 bedroom, 3 full, 1 half bath sunny south backyard with a double detached garage. Come appreciate the design elements right from the custom front door. Welcome visitors in the formal living and dining space naturally lit by the bow windows and flanked by a dramatic curved staircase. Make memorable meals in the kitchen with stone counters, trendy large single bowl stainless sink, stainless appliances, gas stove, a variety of drawers and cabinets finished with beautiful tile backsplash, tall upper cabinets with two accent glass doors and built-in wine storage. Enjoy morning coffee or a quick meal at the kitchen island, the two bar stools are included, or sit and relax at the eating nook. After dinner retire to the cozy family room overlooking the beautifully landscaped south backyard. A gas fireplace creates extra warmth on those cold winter nights. Since homeowner access will mostly be from the double detached garage a handy mud room keeps the dirt and clutter at bay. In the new era of working from home, at the top of stairs is a bonus room with built-in storage and cabinetry which could be an office or upper family room, your choice. Relax and settle in for the night in the luxurious spacious primary suite. Read a book by the light of the setting sun by the bay window with storage seating. Get ready in the mornings in the updated



ensuite bath with large, tiled glass shower with dual shower heads and double vanity. Laundry is made easy with a handy laundry chute in the walk-in closet complete with custom cabinetry. A spare bedroom and full bath are great for additional family members or guests. 9â€™™ ceilings on the main and vaulted ceilings with 2 sky lights on the upper floor give the entire house an open and airy feel. A handy 2pce bath is located on the way down to the fully finished lower. Entertain larger gatherings in the downstairs family room complete with built-in shelving and storage cabinets and reclining sectional which is included. If you prefer to give your guests a more private space the room at the back could easily be converted into a bedroom (currently being used as a large storage room) and they would have access to their own 3 pce bath. A laundry room with handy sink completes the lower level. Additional upgrades to enjoy include real hardwood floors on the main, radiant in-floor heat in the lower, central air conditioning, central vac, and built-in speakers on all floors. A big, grassy park with playground is just kitty-corner to the house. Monogram Coffee and Pegasus Greek restaurant are just a block away. River Park, Sandy Beach Park, the off leash dog park, Glenmore Athletic Park, Aquatic Centre, Stu Peppard Arena and Lakeview Golf Course are all within a 10 minute walk. Make this your home today.

Built in 2001

Essential Information

MLS® #	A2130182
Price	\$960,000
Sold Price	\$932,000
Bedrooms	2
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,827
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1741 47 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	June 21st, 2024
Days on Market	44
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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