

\$925,000 - 1623 47th Street Sw, Calgary

MLS® #A2141227

\$925,000

6 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

OPEN HOUSE | SATURDAY JUNE 15TH |

12-2PM This stylish, fully renovated bungalow, located in the heart of Westgate, features a legal 2 bedroom suite; perfect as a mortgage helper, nanny suite or generational family living and comes tastefully renovated with modern touches and functional design. With many updates over the past 10 years including windows, furnace, water tank, flat finished ceilings, quartz vanities, hardwood and travertine tile flooring, roof, A/C, radon mitigation system, 200 amp electrical service, heated oversized double detached garage with EV charger and so much more! As you walk into the foyer an open concept layout greets you with a sun-soaked living room and contemporary media focal point. The kitchen offers updated two-toned cabinetry, quartz counters, marble waterfall island, appliances including electric cooktop, custom chimney hood fan, built-in microwave and beverage fridge. A charming dining area adjacent to the kitchen is perfect for larger family gatherings. The primary bedroom overlooks the west facing backyard, with a 3 piece ensuite including full 10mm glass shower, rainfall showerhead and floating vanity, rare for this vintage of home. Well-sized 2nd and 3rd bedrooms, additional storage closets and a 4 piece bath including porcelain tile flooring, floating quartz vanity and full height tile tub surround complete the main floor. The well-appointed lower level offers a common space at the bottom of the stairs with a full size



(shared) stack washer and dryer and 4th bedroom with queen murphy bed and egress window where you can choose to create a home office, utilize for sleeping- or both! The legal suite has newer good-sized windows which allow for an abundance of sunlight in every room. With a spacious family room, dining area, kitchen with granite counters, fridge, stove, microwave hoodfan and quaint sitting island; renovated 4 piece bath and two more generous bedrooms, both with egress windows! Heated double detached garage with built in shelving and EV charger. Attached single garage, perfect as a workshop, bike storage or for all your toys, with extended driveway parking for 2 additional vehicles. Expansive west backyard with designated concrete patio area, gas line for bbq, garden, flower beds and greenspace to play. Pridefully kept and well maintained, this home is 'the one' you've been waiting for. Situated in a quiet, family focused neighborhood, steps from the LRT and transit, and walking distance to top rated schools, parks, playgrounds, restaurants and shopping with the abundance of West Hills shopping centre a short drive away! This home is perfect for families or investors looking for a versatile property with nearly 2000sqft of developed living space including 6 generous sized bedrooms and 3 fully renovated baths.

Built in 1959

Essential Information

MLS® #	A2141227
Price	\$925,000
Sold Price	\$925,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,049

Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1623 47th Street Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2E2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Front Drive, Heated Garage, Oversized, Private Electric Vehicle Charging Station(s), See Remarks, Single Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 18th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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