

# \$1,749,900 - 1722 47 Avenue Sw, Calgary

MLS® #A2169055

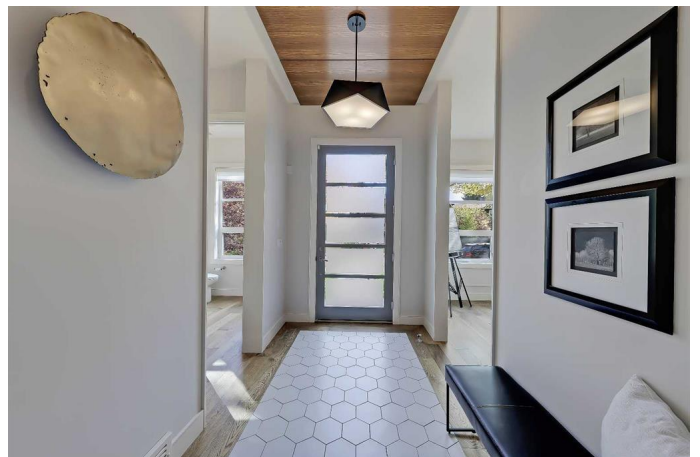
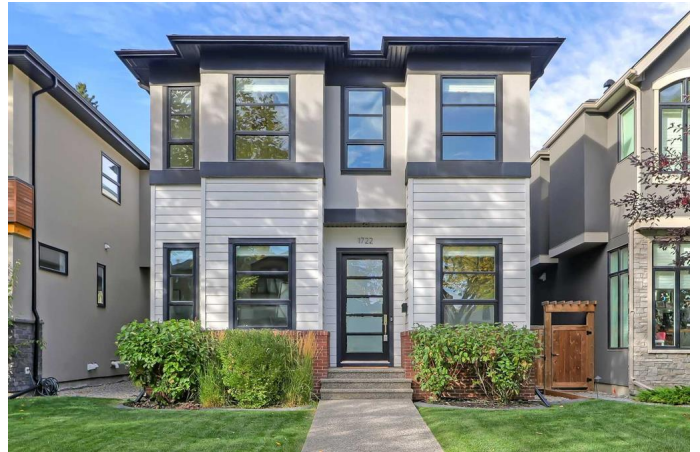
**\$1,749,900**

4 Bedroom, 4.00 Bathroom, 2,527 sqft

Residential on 0.10 Acres

Altadore, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* BEAUTIFUL executive home in the sought-after community of Altadore located on an OVERSIZED 35â€™™ x 122â€™™ lot with a LOW-MAINTENANCE backyard, close to parks, schools, and local coffee shops! Features include 9â€™™, 10â€™™, and vaulted ceilings, 8â€™™ doors, extensive pot-lighting, a work-of-art staircase with quarter-sawn oak railings, central A/C, and much more spread over 3,500 sq ft of developed living space! Main floor features include 10â€™™ painted ceilings, wide plank engineered hardwood floors, a private front den w/ large windows and custom oak built-ins, a mudroom w/ tiled flooring, a walk-in closet, a built-in bench, cubbies and hangers, and a stunning powder room. The gourmet kitchen boasts ceiling-height cabinetry, quartz countertops, feature lighting, a large island w/ breakfast bar seating, and upgraded appliances, including a Sub-Zero fridge and freezer and a Wolf gas range. The inviting living room boasts a wood-panelled and tile feature wall framing the gas fireplace, built-ins for additional storage and ample large windows. The upper floor offers 3 large bedrooms & 2 full baths, plus a spacious laundry room with sink & storage. The large main bath features a fully tiled tub/shower & an extended vanity with quartz counters. The primary bedroom has a 2-way gas fireplace with a tiled surround and oak accents, and an ENORMOUS walk-in closet w/ organizers



including built-in drawers, shelving, and hanging rods. The bright spa-like ensuite features heated tile floors, a vanity with dual sinks, a free-standing tub, a tiled feature wall, a shower with 10 mm glass enclosure, and a private water closet. The fully-developed basement offers a massive open rec room with a large wet bar w/ a beverage fridge, a WINE DISPLAY cabinet, additional closet and storage space, a spare bedroom, and a 4-pc bath. WALKING DISTANCE to parks, playgrounds, schools, local coffee shops & Marda Loop amenities! Schedule your private viewing today!

Built in 2015

### Essential Information

MLS® #	A2169055
Price	\$1,749,900
Sold Price	\$1,685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,527
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	1722 47 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S2

**Amenities**

Parking Spaces	3
Parking	Triple Garage Detached

**Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 27th, 2024
Date Sold	October 22nd, 2024
Days on Market	25
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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