

\$2,549,000 - 1743 47 Avenue Sw, Calgary

MLS® #A2172906

\$2,549,000

5 Bedroom, 5.00 Bathroom, 3,381 sqft

Residential on 0.14 Acres

Altadore, Calgary, Alberta

Experience timeless comfort in this inviting 5-bedroom, 4.5-bathroom family home, perfectly situated in the heart of Altadore. This residence offers 4,700 square feet of spacious living on a 50' x 120' lot, complete with a heated detached triple-car garage. This home is the perfect sanctuary for families of all sizes.

Quality is at the heart of this home, featuring hardwood floors on the main and upper levels, built-in cabinetry throughout, high-end appliances, updated mechanical systems, radiant heating, and equipped with Control4 AV which offers a unified smart home system to automate and control your audio, climate control, security, and lighting control in the main living spaces.

The main level offers a spacious open concept living area, perfect for entertaining and everyday family life. Flooded with natural light, the interior exudes a warm and inviting atmosphere. Enjoy cooking in the large open-concept kitchen, featuring high-end appliances and generous counter space, seamlessly connecting to the living and dining areas. This open-concept floor plan takes full advantage of the square footage of this home. The large mudroom off the kitchen is completed with a stacked washer and dryer along with lots of built in storage for all your family's needs.

Additionally, the home includes a versatile



extra bedroom situated on the main floor, offering space for an in-law suite, kids’s playroom, additional office, or any space that fits your family’s needs.

The upper level hosts the expansive primary retreat, complete with a vaulted ceiling, a steam shower, and a large walk-in closet. This level also includes three additional bedrooms along with a laundry room equipped with a high-end washing machine and dryer. The family fun continues in the basement, which features a media room with built-ins, in-home gym, wet bar, and a large secondary bedroom.

Step out onto your south-facing covered patio, where a beautifully landscaped backyard awaits—a true private oasis for relaxation and outdoor activities.

Located on a quiet street lined with mature trees, this home is close to excellent schools like Altadore School, Masters Academy, and Lyc e Louis Pasteur. It’s also just a short walk to outdoor spots like River Park, Glenmore Athletic Park, and Aforza Tennis Club. Easy access to Marda Loop offers a range of shopping and dining options, alongside local favorites such as Monogram Coffee Shop.

Built in 2009

Essential Information

MLS® #	A2172906
Price	\$2,549,000
Sold Price	\$2,417,500
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,381
Acres	0.14

Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1743 47 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2S3

Amenities

Parking Spaces	5
Parking	Alley Access, Garage Door Opener, Heated Garage, On Street, Oversized, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Bar
Appliances	Built-In Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Double Oven
Heating	Central, In Floor, Fireplace(s), Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Treed, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2024
Date Sold	November 18th, 2024
Days on Market	35
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Grey Rock Properties

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.