

# \$949,900 - 1619 47 Street Sw, Calgary

MLS® #A2234673

**\$949,900**

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

OPEN HOUSE Sunday, July 6, 1-3pm... ONE of a KIND!!!! LOADS of Room!!! Discover this stunning family home nestled on a tranquil street in Westgate. This immaculate four-level residence has been meticulously maintained, offering an ideal blend of comfort and style. Gorgeous perennial gardens and established mature trees in both front and back yard. Side yard features a Vegetable garden in full sun with rain barrels.

Step into your dream kitchen, complete with a gas stove, a new microwave, and a generous window that beautifully frames your serene backyard. With four spacious bedrooms—two upstairs and two downstairs—this home effortlessly accommodates families of all sizes. The property features two full bathrooms with heated floors, one on the upper level, one on the lower level, ensuring convenience and privacy for everyone.

Enjoy the warmth of the expansive L-shaped living and dining room, where a cozy gas fireplace creates a welcoming atmosphere perfect for gatherings. The main level showcases elegant hardwood and slate floors, offering both sophistication and practicality.

Storage is a breeze with loads of closets and a storage crawl space, and with oversized vinyl windows flooding the home with natural light. Recent upgrades include a high-efficiency furnace (2022), a newer hot water tank, air



conditioning, a water softener, and a drinking water filter, ensuring your comfort year-round. Natural gas line for backyard Bar B Q. Square footage listed is main and upper level...additional finished square footage on levels 3 and 4. Sidesplits offer loads of useable living space.

A single-car garage, complemented by a covered carport, provides plenty of parking. The backyard is a gardener's paradise, featuring beautiful perennial gardens and a side yard vegetable garden. Plus, you'll find two sheds for additional storage needs.

This exceptional property offers quick access to downtown and Stoney Trail, along with proximity to shopping, schools, LRT, and parks. Donâ€™t miss your chance to call this remarkable home yours! Act quicklyâ€”Don't miss out on this GEM!

Built in 1959

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234673      |
| Price          | \$949,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,174         |
| Acres          | 0.14          |
| Year Built     | 1959          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1619 47 Street Sw |
| Subdivision | Westgate          |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 2E2 |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Attached Carport, Single Garage Detached   |
| # of Garages   | 1  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Smoking Home, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Washer/Dryer, Water Softener, Window Coverings, Water Purifier |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Stone  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Few Trees |
| Roof              | Asphalt Shingle   |
| Construction      | Other   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 8               |
| Zoning         | R 1             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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