

# \$942,400 - 1619 47 Street Sw, Calgary

MLS® #A2234673

**\$942,400**

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

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.

Sidesplits offer loads of useable living space. 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.

A single-car garage, complemented by a covered carport, provides plenty of parking. The front and 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. Don't miss your chance to call this remarkable home yours! Don't miss out on this GEM!

Built in 1959

### **Essential Information**

MLS® #	A2234673
Price	\$942,400
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, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected

Parking Spaces 2

Parking Alley Access, Covered, Garage Door Opener, Single Garage Detached, Attached Carport

# 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 Purifier, Water Softener, Window Coverings

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, Few Trees, Front Yard, Garden, Landscaped

Roof Asphalt Shingle

Construction Other

Foundation Poured Concrete

### Additional Information

Date Listed June 26th, 2025

Days on Market 58

Zoning R 1

### Listing Details

Listing Office Royal LePage Benchmark

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 MLS®®, Multiple Listing Service® 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.