



## 2041 47 Avenue Calgary Alberta

\$1,499,900

Now complete, move-in today! 4-BEDS, a HOME GYM, plus a dedicated OFFICE ON THE THIRD FLOOR are found across 3,300+ sq ft of living space, making this stunning, modern 3-STOREY semi-detached infill in the heart of ALTADORE your dream home! The fantastic curb appeal is met w/ natural light from the numerous windows on the front of the home as you enter into the front foyer & formal dining room w/ built-in cabinetry & coffee station. The extensively upgraded kitchen will soon become the heart of the home, w/ a sizeable island, plenty of upper cabinets & lower drawers w/ soft-close hardware, & a built-in pantry. The kitchen also features a premium JennAir S/S appliance package that includes a French door refrigerator, gas range, built-in hood fan, built-in microwave, & dishwasher. The entire main floor is drenched in sun all day by SOUTH-FACING 10-ft sliding glass doors, creating a bright living room while also giving you access to the backyard, including the fully built exposed aggregate deck, while the focal point of the room is the gas fireplace w/ quartz detailing & custom millwork. A spacious mudroom features a built-in closet, a bench w/ hooks, & a very private powder room w/ a lovely linear mirror, a quartz countertop, & vessel sink. Upstairs, you'll find two secondary bedrooms w/ built-in closets, a main 4-pc bath w/ tub/shower combo w/ full-height tile surround, a good-sized laundry room w/ cabinetry & sink, plus a large walk-in linen closet. The primary quarters feature ceiling-height windows, a sizeable walk-in closet w/ built-in storage, plus a beautiful 5-pc ensuite w/ a freestanding soaker tub, heated tile floors, a walk-in shower w/ full-height tile (roughed-in for steam), rain showerhead, & a bench. Drenched in natural light, the THIRD FLOOR offers an additional living space and is completed w/ large rec area with custom built in media centre, a full ...

Bedroom 12.08 Ft x 11.00 Ft

Bedroom 14.00 Ft x 13.00 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Office 10.75 Ft x 9.58 Ft

Laundry room 7.75 Ft x 5.67 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 12.08 Ft x 10.50 Ft

Exercise room 12.08 Ft x 9.00 Ft

Recreational, Games room 18.83 Ft x 12.25 Ft

Living room 15.00 Ft x 14.00 Ft

Kitchen 18.58 Ft x 9.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX HOUSE OF REAL ESTATE

<https://innercityinfills.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

Primary Bedroom 16.83 Ft x 15.58 Ft

Bonus Room 19.08 Ft x 9.83 Ft

5pc Bathroom .00 Ft x .00 Ft

Dining room 12.92 Ft x 10.42 Ft

2pc Bathroom .00 Ft x .00 Ft