



## 2023 47 Avenue Calgary Alberta

\$975,000

\*\*\*OPEN HOUSE SATURDAY OCT 11 FROM 12-3PM\*\*\* Welcome Home to unparalleled craftsmanship on one of the most desirable and picturesque streets in Altadore! With new infills selling for well over a million dollars, this is the one you've been waiting for! This home boasts nearly 3000 square feet of functional living space. As you pull up, you'll notice the beautiful curb appeal and the privacy provided from your neighbor with mature trees and hedges lining the front of the home. Take note of the beautiful stone walkway with a wrought iron gate and an aggregate front patio, perfect for hosting friends and family. The owners have taken great pride in ensuring the home has been meticulously maintained over the years with a recent roof replacement completed in 2024 and the highly durable exterior Hardie board painted in 2023 just to name a few. As you enter, you're greeted to a spacious front foyer. The dedicated dining room offers a gas fireplace with a stunning granite wall feature and mantle. The kitchen is perfect for hosting which opens up to your large living room leading to your spacious back mudroom. Large windows throughout provide loads of natural light. The built-in speakers as well as the intricate hardware, crown moulding and 6-inch baseboards throughout provides a charming touch. Heading on upstairs, you'll notice the timeless hardwood floors that are featured throughout the home. Upstairs, you are greeted to a large primary retreat with vaulted ceilings and a large walk-in closet with custom cabinetry. The spa-like en-suite provides heated floors perfect for those cold winter days. Completing this space are bedrooms 2 and 3 of generous size, an additional full bath with a jetted tub and upper floor laundry for convenience. Heading to the lower level, you'll find an additional fourth bedroom which is currently used as a gym, an additional full bathroom with h...

Primary Bedroom 15.25 Ft x 14.00 Ft

Bedroom 12.92 Ft x 10.00 Ft

Bedroom 13.08 Ft x 9.75 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 14.67 Ft x 13.08 Ft

Storage 5.67 Ft x 5.00 Ft

3pc Bathroom Measurements not available

Kitchen 14.00 Ft x 14.00 Ft

Dining room 15.33 Ft x 14.00 Ft

Living room 16.17 Ft x 13.83 Ft

Foyer 8.75 Ft x 5.58 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Family room 19.17 Ft x 13.08 Ft

Furnace 10.00 Ft x 9.33 Ft

Other Measurements not available

2pc Bathroom Measurements not available