



1883 47 Street Calgary Alberta

\$574,000

Well-designed townhome in Montgomery offering a great balance of space, light, and function. The open-concept main floor features a seamless flow between the living room, kitchen, and dining area. The living room has east-facing windows providing natural light throughout the day and a gas fireplace with built-in shelving and cabinets. The kitchen features a large island with an integrated sink, dishwasher, and drawers providing additional storage, offering ample prep and seating space for casual dining or entertaining. It comes with a stainless steel appliance package including a gas range and microwave hood fan. A convenient half bath completes the main floor. Upstairs are two bedrooms, each with its own ensuite bathroom. The primary bedroom features vaulted ceilings, a large window, and space for a desk or reading area. It is pre-wired for a wall-mounted television, and the adjacent private balcony provides a peaceful spot to enjoy the sunrise. The five-piece ensuite includes dual vanities with quartz countertops, a jetted soaking tub framed by tile, a glass and tile shower, and a skylight for added brightness. A walk-in closet connects directly from the ensuite. The second bedroom includes a walk-in closet accessed through its full four-piece ensuite. A stacked washer and dryer complete the upper floor. The finished basement adds a third bedroom, full bathroom, and generous storage with custom shelving under the stairs. The main floor, primary bedroom, and basement rec room are equipped with built-in speakers, each with independent volume controls. The home features central air conditioning installed in 2023 and a high-efficiency furnace. Outside, the front patio offers additional living space, while the backyard deck and gas hookup make it easy to set up a natural gas barbecue. One parking spot is assigned to the unit in one of the detached garage's spaces, wit...

4pc Bathroom 5.08 Ft x 8.58 Ft
 Bedroom 10.67 Ft x 11.08 Ft
 5pc Bathroom 8.33 Ft x 8.25 Ft
 Primary Bedroom 15.92 Ft x 12.25 Ft
 4pc Bathroom 7.83 Ft x 5.00 Ft
 Recreational, Games room 14.75 Ft x 9.83 Ft

Bedroom 13.25 Ft x 10.08 Ft
 Furnace 8.17 Ft x 7.58 Ft
 2pc Bathroom 5.17 Ft x 4.92 Ft
 Kitchen 12.42 Ft x 12.08 Ft
 Dining room 10.25 Ft x 10.50 Ft
 Living room 11.33 Ft x 14.08 Ft

Listing Presented By:



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