



# 1934 47 Avenue Calgary Alberta

\$1,850,000

Luxurious inner-city dream home just 2 doors down from a park and playground in the highly desirable community of Altadore. This charming tree-lined street is within walking distance to schools, the Sandy Beach Off-leash Park, The Elbow River and the multitude of amenities throughout trendy Marda Loop. After all that adventure come home to a quiet sanctuary. The sunny south-facing front porch entices peaceful morning coffees with mature tree views as the serene backdrop. Inside this elegant and contemporary home are copious amounts of high-end upgrades including site-refinished hardwood floors, tankless hot water, central air conditioning, increased attic insulation and much more. Grand 9' coffered ceilings add to the glamorous atmosphere in the large and welcoming living room with an oversized picture window streaming in natural light. The custom gourmet kitchen inspires culinary adventures featuring quartz countertops and high-end appliances including a Sub-Zero refrigerator, Viking Professional 6 burner gas cooktop, Wolf oven, and Miele dishwasher. The large custom island has storage on both sides and ample space for everyone to gather around. Entertain with ease in the adjacent dining room with gorgeous designer lighting for a casually elegant ambience. Spend cooler weather with your feet up in front of the stunning fireplace with a picture frame surround made from honed Statuario marble imported from Italy. Open the French doors on warm days and let the breeze flow through. Ascend the dramatic curved staircase illuminated by extra windows and a sunny skylight to the upper level. The primary bedroom is a true owner's retreat with soaring vaulted ceilings, oversized windows framing the treetops, dual custom walk-in closet and a swoon-worthy 5-piece ensuite. In-floor heating keeps toes toasty, dual sinks so you don't have to share, a jetted soaker tub for a rela...

Recreational, Games room 17.83 Ft x 23.42 Ft

Den 5.25 Ft x 7.08 Ft

Storage 6.42 Ft x 13.33 Ft

Storage 5.33 Ft x 7.08 Ft

Furnace 10.25 Ft x 11.00 Ft

Furnace 12.33 Ft x 4.17 Ft

Kitchen 15.50 Ft x 15.92 Ft

Dining room 10.33 Ft x 12.92 Ft

Family room 16.33 Ft x 14.50 Ft

Other 6.58 Ft x 9.92 Ft

2pc Bathroom Measurements not available

Laundry room 5.83 Ft x 7.92 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.

<https://www.gordynmatheson.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 14.08 Ft x 10.75 Ft

Bedroom 14.08 Ft x 10.58 Ft

3pc Bathroom Measurements not available

Living room 22.17 Ft x 20.42 Ft

Other 10.42 Ft x 5.92 Ft

Primary Bedroom 14.83 Ft x 15.08 Ft

Bedroom 12.67 Ft x 11.83 Ft