



1937 47 Avenue Calgary Alberta

\$1,149,900

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! You'll want to see this LIKE-NEW, UPGRADED semi-detached infill in one of the best locations in ALTADORE w/ a sought-after SOUTH BACKYARD! And it's built by Niro Homes, one of the best builders in the inner-city! This exceptionally styled 5-BED, 3.5-BATH home is 4 doors down from a playground on a tree-lined street out of the pages of a magazine while still being close to even more parks, schools, & local coffee shops. The main floor features a private den in the front w/ an open floorplan in the back, which includes a spacious dining area, a sun-drenched living room w/ gas fireplace & tile surround w/ built-ins on either side, rear entry w/ extensive cabinetry, powder room, & engineered hardwood flooring. Fresh & functional, the gourmet kitchen is, simply put, incredible. Featuring custom ceiling-height cabinets & pull-out pantry drawers, quartz counters, a large central island w/ bar seating, & premium Jenn-Air appliances, including a 36" 6-burner gas range! Upstairs, the primary suite is massive! It showcases an impressive South-facing window & an equally enormous walk-in closet w/ tons of drawers & hanging space. The 5-pc ensuite is a thing of beauty, w/ freestanding soaker tub, standup steam shower, dual vanities, quartz counter, in-floor heating, & a water closet. You'll also find 2 spacious secondary bedrooms, a full 4-pc main bath, & laundry room w/ sink, quartz counters, & custom cabinets upstairs, plus a lovely skylight above the stairwell. The fully developed basement features not only a large rec area but also a deluxe bar space PLUS in-floor heating throughout this level! The wet bar features upper & lower cabinets, an elegant mint green subway tile backsplash, sink, built-in wine rack, & a French door wine fridge. There's also a fourth bedroom next to the full 4-pc bath, & a workout room w/ cork f...

Bedroom 12.00 Ft x 12.25 Ft

Exercise room 13.92 Ft x 9.92 Ft

Recreational, Games room 14.00 Ft x 14.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 20.17 Ft x 10.92 Ft

Kitchen 9.17 Ft x 14.67 Ft

Office 13.08 Ft x 12.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.33 Ft x 17.00 Ft

Bedroom 9.83 Ft x 14.83 Ft

Bedroom 10.00 Ft x 10.67 Ft

4pc Bathroom .00 Ft x .00 Ft

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Dining room 11.00 Ft x 15.17 Ft

5pc Bathroom .00 Ft x .00 Ft