

1934 47 Avenue, Calgary T2T 2S4

MLS®#: **A2167176** Area: **Altadore** Listing Date: **09/19/24** List Price: **\$1,749,999**
 Status: **Pending** County: **Calgary** Change: **-\$45k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,262 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Many Trees**
 Park Feat: **Double Garage Detached,Insulated,Oversized,Paved**

DOM

56
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`2" x 20`5"	Kitchen	Main	15`6" x 15`11"
Dining Room	Main	10`4" x 12`11"	Family Room	Main	16`4" x 14`6"
Mud Room	Main	6`7" x 9`11"	Laundry	Upper	5`10" x 7`11"
Game Room	Basement	17`10" x 23`5"	Den	Basement	5`3" x 7`1"
Storage	Basement	6`5" x 13`4"	Storage	Basement	5`4" x 7`1"

Furnace/Utility Room
Walk-In Closet
Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Basement
Upper
Upper
Basement
Main
Upper

10`3" x 11`0"
10`5" x 5`11"
12`8" x 11`10"
14`1" x 10`9"

Furnace/Utility Room
Bedroom - Primary
Bedroom
Bedroom
5pc Ensuite bath
3pc Bathroom

Basement
Upper
Upper
Basement
Upper
Basement

12`4" x 4`2"
14`10" x 15`1"
12`7" x 11`10"
14`1" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511465

Zoning:
R-C2

Remarks

Pub Rmks:

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 relaxing dip after a long day, a lavish steam shower and a second skylight will have you feeling spoiled daily! Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. Laundry is also conveniently on this level. Descend the second curved staircase to the finished basement and convene around the second fireplace in the large rec room with custom built-ins for media and display and in-flooring heating adding to your comfort. 2 additional bedrooms and another full bathroom ensure plenty of extra space for guests, a home office, gym or playroom. The full-width deck and patio hosts casual barbeques, summers dining al fresco and lazy weekends lounging surrounded by a beautiful, professionally finished landscaped yard. The double detached garage with newer shingles (2021) and insulation leads to a paved back lane. Phenomenally located in the heart of Altadore with the best of both worlds - outdoor recreation, scenic parks and tranquillity combined with boutique shopping, award-winning restaurants and prestigious schools all within walking distance!

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









