



GRASSROOTS
REALTY GROUP

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1619 47 Street SW
Calgary, Alberta

MLS # A2234673



\$942,400

Division:	Westgate		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,174 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Attached Carport, Covered, Garage Door Opener, Single Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	R 1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: Sheds x 2,

ONE of a KIND!!!! LOADS of Room!!! Discover this stunning family home nestled on a tranquil street in Westgate. This immaculate four-level residence has been meticulously maintained, offering an ideal blend of comfort and style. Gorgeous perennial gardens and established mature trees in both front and back yard. Side yard features a Vegetable garden in full sun with rain barrels. Step into your dream kitchen, complete with a gas stove, a new microwave, and a generous window that beautifully frames your serene backyard. With four spacious bedrooms—two upstairs and two downstairs—this home effortlessly accommodates families of all sizes. The property features two full bathrooms with heated floors, one on the upper level, one on the lower level, ensuring convenience and privacy for everyone. Enjoy the warmth of the expansive L-shaped living and dining room, where a cozy gas fireplace creates a welcoming atmosphere perfect for gatherings. The main level showcases elegant hardwood and slate floors, offering both sophistication and practicality. Sidesplits offer loads of useable living space. Recent upgrades include a high-efficiency furnace (2022), a newer hot water tank, air conditioning, a water softener, and a drinking water filter, ensuring your comfort year-round. Natural gas line for backyard Bar B Q. Square footage listed is main and upper level...additional finished square footage on levels 3 and 4. A single-car garage, complemented by a covered carport, provides plenty of parking. The front and backyard is a gardener's paradise, featuring beautiful perennial gardens and a side yard vegetable garden. Plus, you'll find two sheds for additional storage needs. This exceptional property offers quick access to downtown and Stoney Trail, along with proximity to shopping, schools, LRT, and parks. Don't miss your

chance to call this remarkable home yours! Don't miss out on this GEM!