



GRASSROOTS
REALTY GROUP

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1734 47 Avenue SW
Calgary, Alberta

MLS # A2243418



\$649,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	901 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: Back Yard storage shed

Location, Location, Location begins the introduction to this well maintained, clean home, situated on a beautifully treed, attractive street in the highly sought after Altadore community. Offering over 1600 square feet of living space with 4 bedrooms, 2 full bathrooms, and sits on a nicely landscaped lot with a large private back yard. The main floor features an updated functional kitchen (2018) with granite counters and vinyl plank flooring, spacious L shaped living/dining room with fireplace plus patio doors opening onto a generous south facing balcony, 2 bedrooms and bathroom. The fully finished basement has a large rumpus room, 2 bedrooms, bathroom, laundry and abundant storage space. Many updates include bathrooms (2024), flooring (2023,2024), new wooden fence(2023). Conveniently located close to Mount Royal University plus access to the numerous amenities within walking distance such as schools, Community park, River Park , Glenmore athletic park, Tennis club, Sandy Beach, walking pathways and of course your own local monogram coffee shop, all of which add to the appeal of this great property! Note: tenant occupied until October 31, 2025. The tenants pay \$2150.00/month plus all their utilities and would be interested in staying.