



**GRASSROOTS**  
REALTY GROUP

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1732 47 Avenue SW  
Calgary, Alberta

MLS # A2251875



**\$1,289,900**

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Built-In Speakers, TV Mount(s), Tire Racks, Suspended Garage Shelf

Welcome to this beautifully appointed home located on a quiet, tree-lined street in the heart of Altadore—one of Calgary's most desirable inner-city communities. Offering 2,864 square feet of fully developed living space, this sophisticated residence features four spacious bedrooms, three full bathrooms, one half bath, air conditioning and a double detached garage, combining thoughtful design, high-end finishes and an unbeatable location. The open-concept main floor is designed to impress, starting with a generous front dining area ideal for entertaining, flowing effortlessly into the show-stopping gourmet kitchen. Here, ceiling-height cabinetry complete with open shelving, a massive quartz-topped central island and an abundance of built-in storage provide both function and elegance. The kitchen is further elevated by premium appliances, including a built-in refrigerator and an industrial-sized gas range that will delight any culinary enthusiast. At the rear of the home, the inviting living room is anchored by a sleek gas fireplace and opens seamlessly to the private backyard through large sliding doors. The outdoor space is thoughtfully finished with a full span vinyl deck and low-maintenance turf grass, creating a perfect setting for summer evenings and weekend relaxation. A stylish mudroom and a convenient powder room complete the main floor. Upstairs, wide-plank engineered hardwood flooring continues throughout, leading you to a serene primary retreat. The spacious primary bedroom features tray ceilings and a luxurious spa-inspired ensuite with dual sinks, a fully tiled walk-in shower, a deep soaker tub, and a large walk-in closet. Two additional generous bedrooms, a well-appointed second full bathroom, and a large, dedicated laundry room complete the upper level, offering space and comfort for the entire family. The fully finished basement

provides even more versatile living space, complete with a sleek wet bar, a comfortable recreation area, as well as a spacious fourth bedroom. A stylish four-piece bathroom rounds out this level, making it as functional as it is impressive. Additional features include central air conditioning, built-in speakers throughout, in addition to the home being hard wired for future security. Lastly, the insulated double detached garage has been completely outfitted with epoxy flooring, hex lighting and slat wall panelling providing an endless supply of storage and organization. Located just steps from the Bow River pathways and surrounded by parks, top-rated schools and endless amenities, this Altadore gem also offers easy access to some of Calgary's best cafes, restaurants, and boutique shopping. Whether you're entertaining, relaxing, or exploring the vibrant community around you, this home provides the perfect blend of urban lifestyle and modern comfort.