# \$875,000 - 1619 47 Street Sw, Calgary

MLS® #A2260834

## \$875,000

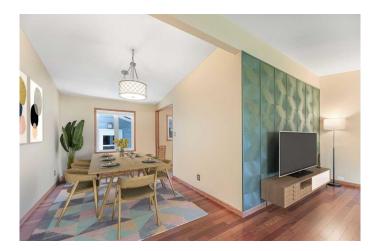
4 Bedroom, 2.00 Bathroom, 1,174 sqft Residential on 0.14 Acres

Westgate, Calgary, Alberta

Discover this family home 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. Kitchen complete with gas stove for that chef in your family. A generous window that beautifully frames the backyard. With 4 good size bedrooms, 2 full baths this home accomodates families of all sizes. Enjoy the warmth of the L shaped living /dining room with cozy gas fireplace, hardwood and slate floors throughout this main level. Sidesplits offer lots of usable living space with privacy. Bathrooms with heated floors for those chilly mornings. Recent upgrades include High efficiency furnace, (2022) newer hot water tank, air conditioning, water softener, drinking water filter ensuring your comfort year round. Natural gas line for your bar B Q out on the back deck and fenced yard. Oversized single car garage with a covered car port provides plenty of parking. Front back and side yard feature perennial and vegetable gardens. PLUS side yard features two storage sheds for additional storage needs. This exceptional property offers quick access to downtown and Stoney Trail, along with proximity to shopping, schools, parks, and LRT. Don't miss your opportunity to call this remarkable home yours today!







## **Essential Information**

MLS® # A2260834 Price \$875,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,174
Acres 0.14
Year Built 1959

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 1619 47 Street Sw

Subdivision Westgate
City Calgary
County Calgary
Province Alberta
Postal Code T3C 2E2

#### **Amenities**

Parking Spaces 2

Parking Single Garage Detached, Carport

# of Garages 1

## Interior

Interior Features No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave,

Refrigerator, Washer/Dryer, Water Softener

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden,

Landscaped

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 30th, 2025

Days on Market 33 Zoning R1

# **Listing Details**

Listing Office Royal LePage Benchmark

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