

2041 47 Avenue SW
Calgary, Alberta

MLS # A2279392



\$1,595,000

Division:	Altadore	
Type:	Residential/Duplex	
Style:	3 (or more) Storey, Attached-Side by Side	
Size:	2,710 sq.ft.	Age: 2023 (3 yrs old)
Beds:	4	Baths: 4 full / 1 half
Garage:	Double Garage Detached	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Stunning luxury 3-storey semi-detached residence offering 4 bedrooms, 4.5 bathrooms, a private south-facing backyard, fully air conditioned & ideally located in the heart of highly sought-after Altadore. Showcasing exceptional curb appeal with a gorgeous front elevation, this modern home is filled with natural light from expansive windows & features thoughtful design & high-end upgrades throughout. The inviting front entry is both stylish & functional, complete with a built-in bench, coat hooks, & smart shoe storage. A front dining room sets the stage for elegant entertaining, while the heart of the home is the extensively upgraded central kitchen, anchored by a large waterfall island. Highlights include full-height cabinetry, deep lower drawers, soft-close hardware, a built-in pantry, & custom hood fan. Premium JennAir stainless steel appliances include a French-door refrigerator, gas range, built-in microwave, garburator & dishwasher. Across from the island, additional built-in cabinetry & counter space feature a beverage cooler. The rear living room is warm & refined, centred around a gas fireplace with recessed built-ins & custom millwork. Ten-foot-wide sliding patio doors open onto a south-facing exposed aggregate deck, seamlessly blending indoor & outdoor living. A spacious rear mudroom offers a closet, bench, & coat hooks, along with a private powder room featuring a vessel sink & sleek linear mirror. The second level includes the primary retreat featuring a generous bedroom & a spa-inspired 5-piece ensuite with a freestanding soaker tub surrounded by floor-to-ceiling tile, heated floors, a custom walk-in glass steam shower with rainfall shower head & built-in bench, dual vanity, & a walk-in closet with custom organizers, drawers, and a full-height mirror. Two additional bedrooms, complemented by a beautiful 4-piece bathroom & a thoughtfully

designed laundry room with abundant cabinetry, counter space, & sink. The third level offers incredible flexibility with a bright loft-style bonus room featuring a built-in media centre & wet bar with beverage cooler, a separate home office, a full four-piece bathroom, & access to a private south-facing balcony. This level can also easily function as a studio-style 5th bedroom. The fully developed lower level is equally impressive, featuring a family room with wet bar & custom cabinetry, a 10-foot-wide glass-enclosed home gym with rubber flooring, a 4th bedroom, & a 3-piece bathroom. This level is roughed-in for in-floor heating. Built-in speakers are installed throughout the home & centrally wired to the mechanical room, & the property is also roughed-in for a central vacuum system. Outside, the backyard has been upgraded with turf for low-maintenance living, while the deck offers the perfect space for outdoor furniture. Altadore remains one of Calgary's most desirable inner-city communities, offering quick access to Glenmore Athletic Park, Marda Loop, River Park off-leash, Sandy Beach, schools and more!