

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

MLS® #A2260834

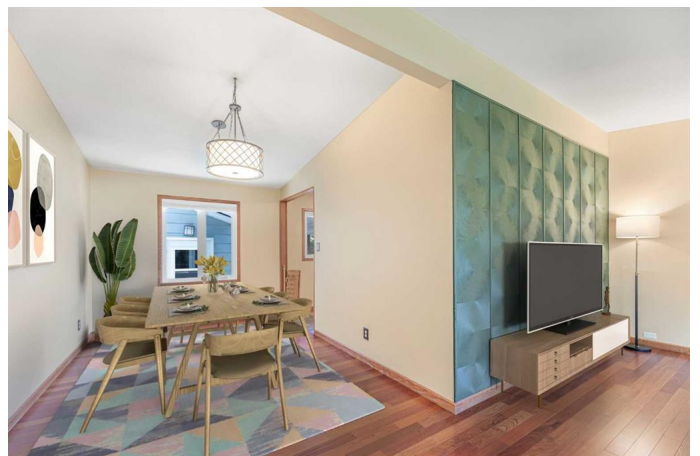
\$875,000

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

OPEN HOUSE Saturday, Oct 11 AND Sunday Oct 12, 1pm - 3:30pm. 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!



Built in 1959

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	Carport, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer/Dryer, Water Softener, Gas Range
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full, Crawl Space
----------	-----------------------------

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	11
----------------	----

Zoning	R1
--------	----

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.