

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

MLS® #A2260834

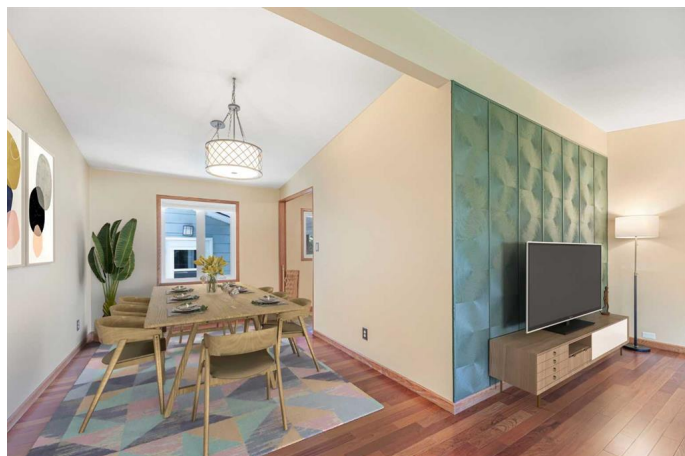
**\$875,000**

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 accommodates 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        | 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        34

Zoning                   R1

**Listing Details**

Listing Office           Royal LePage Benchmark

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