

**1720 47 Avenue SW
Calgary, Alberta**

MLS # A2214325



\$1,499,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s)		
Inclusions:	Tv mounts, master credenza, sound system		

Welcome to your dream home on one of Altadore's most sought-after, tree-lined streets—just steps from parks, top schools, and vibrant Marda Loop. Situated on an oversized 30' lot, this stunning infill combines elegant design, thoughtful upgrades, and family-friendly function across 3,000+ sq ft of living space. From the moment you arrive, the curb appeal is undeniable—landscaped front and back with gemstone lighting, irrigation, and a composite deck complete with privacy screen and gas line for your BBQ. The newer roof (2022) and upgraded garage door add peace of mind and polished style. Inside, the attention to detail shines. Soaring 10' ceilings on the main floor lead you through a bright front office, elegant wrap-around stairs with iron railing, and an open-concept living space anchored by a showstopping gas fireplace. The gourmet kitchen is a true centerpiece, featuring a Sub-Zero paneled fridge, Wolfe range and built-in oven, paneled dishwasher, walk-in pantry, and an eye-catching island designed for both prep and gathering. The mudroom keeps the chaos at bay with built-in lockers and extra storage. Upstairs, you'll find 9' ceilings, a sun-drenched skylight over the stairs, and a dream primary retreat with a front-facing tall windows, oversized walk-in closet (with skylight!), freestanding soaker tub, walk-in shower, and direct access to an upper laundry room. Two bright kids' rooms share a full bath and generous linen storage. The professionally finished basement is equally impressive with 9' ceilings, in-floor heating (2024 tankless HWT), sleek built-ins, a full 3-piece bathroom, under-stairs storage, a walk-in closet, and a large rec space ready for movies, play, or guests. Built-in Control4 sound system and all TV mounts stay for your convenience. Additional features: central A/C,

water softener, oversized garage (paved alley), custom blinds/drapes throughout, and gorgeous custom basement millwork. This isn't just another infill—it's a thoughtfully curated home in an unbeatable location, surrounded by families, green space, and the best of Altadore. Come see why this street, this lot, and this home are truly exceptional.