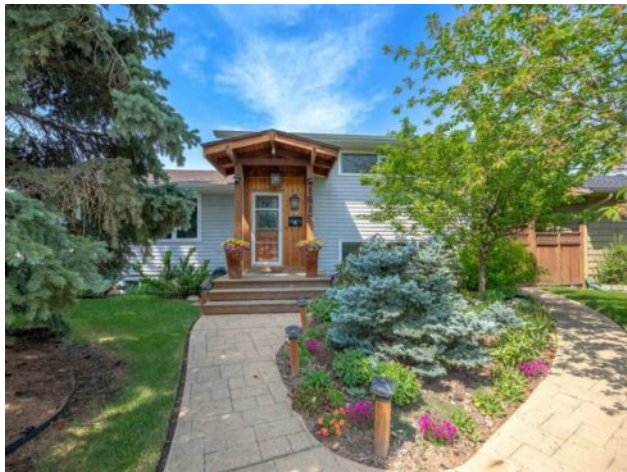


**1619 47 Street SW
Calgary, Alberta**

MLS # A2234673



\$949,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Westgate | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,174 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Attached Carport, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped | | |

| | | | |
|--------------------|--|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Slate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Other | Zoning: | R 1 |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features: | Granite Counters, No Smoking Home, Vinyl Windows | | |

Inclusions: Sheds x 2,

OPEN HOUSE Sunday, July 6, 1-3pm... ONE of a KIND!!!! LOADS of Room!!! Discover this stunning family home nestled on a tranquil street 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. Step into your dream kitchen, complete with a gas stove, a new microwave, and a generous window that beautifully frames your serene backyard. With four spacious bedrooms—two upstairs and two downstairs—this home effortlessly accommodates families of all sizes. The property features two full bathrooms with heated floors, one on the upper level, one on the lower level, ensuring convenience and privacy for everyone. Enjoy the warmth of the expansive L-shaped living and dining room, where a cozy gas fireplace creates a welcoming atmosphere perfect for gatherings. The main level showcases elegant hardwood and slate floors, offering both sophistication and practicality. Storage is a breeze with loads of closets and a storage crawl space, and with oversized vinyl windows flooding the home with natural light. Recent upgrades include a high-efficiency furnace (2022), a newer hot water tank, air conditioning, a water softener, and a drinking water filter, ensuring your comfort year-round. Natural gas line for backyard Bar B Q. Square footage listed is main and upper level...additional finished square footage on levels 3 and 4. Sidesplits offer loads of useable living space. A single-car garage, complemented by a covered carport, provides plenty of parking. The backyard is a gardener's paradise, featuring beautiful perennial gardens and a side yard vegetable garden. Plus, you'll find two sheds for additional storage needs. This

exceptional property offers quick access to downtown and Stoney Trail, along with proximity to shopping, schools, LRT, and parks. Don't miss your chance to call this remarkable home yours! Act quickly—Don't miss out on this GEM!