$949,900 - 1619 47 Street Sw, Calgary

MLS® #A2234673

$949,900

4 Bedroom, 2.00 Bathroom, 1,174 sqft
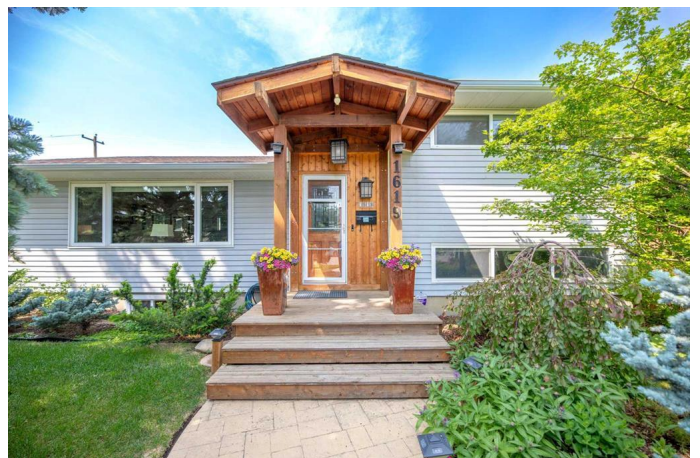Residential on 0.14 Acres

Westgate, Calgary, Alberta

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 bedroomsâ€"two upstairs and two downstairsâ€"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. Donâ€™t miss your chance to call this remarkable home yours! Act quicklyâ€"Don't miss out on this GEM!

Built in 1959

Essential Information

MLS® #	A2234673
Price	$949,900
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

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Phone Available, Water Connected
Parking Spaces	2
Parking	Single Garage Detached, Attached Carport
# of Garages	1

Interior

Interior Features	Granite Counters, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Washer/Dryer, Water Purifier, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	10
Zoning	R 1

Listing Details

Listing Office   Royal LePage Benchmark