

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

MLS® #A2260834

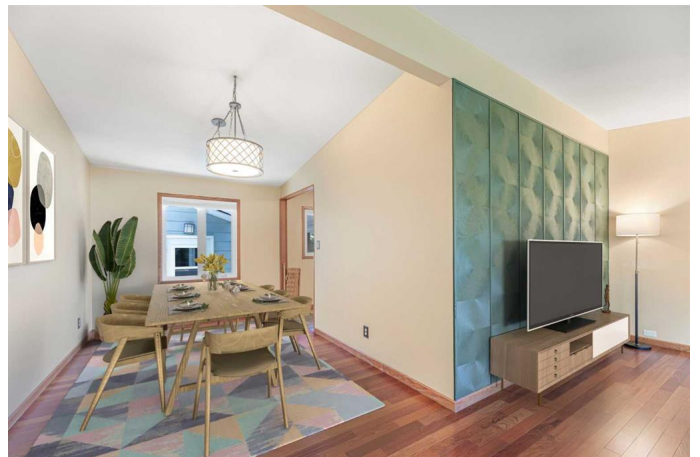
\$875,000

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. Ideal layout for families or with stairs located at the rear door, could be modified for potential second suite subject to approval and permitting by the city. 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	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, Garden, Landscaped, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	52
Zoning	R1

Listing Details

Listing Office	Royal LePage Benchmark
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