# \$1,950,000 - 2012 47 Avenue Sw, Calgary

MLS® #A2205218

## \$1,950,000

4 Bedroom, 4.00 Bathroom, 2,572 sqft Residential on 0.09 Acres

Altadore, Calgary, Alberta

Stunning Modern quality, second to none! Choice location in Altadore, on a quiet street with very little traffic! The Appeal starts at the front walk, with an inviting sitting area and beautiful brick front with modern details, windows galore to allow the South light to strategically shine right in, accenting the showpiece staircase â€" you will see what I mean! This 2 Storey 4-bedroom home, fully developed, offers almost 3,700sqft of Designer finished living space, with a nice open feel, yet some nice division of space as well. Main Floor Office with Built-in Desk, cabinetry and interior windows make for practicality and a sense of success! Kitchen is a step up, with a custom island great for entertaining, excellent Dining space which is so nice for entraining or family Dinner. Off white cabinetry with additional lighting and Quartz C-tops compliment the Gourmet ensemble: Wolf Gas Stove, Sub-Zero and Asko Dishwasher, Wolf Microwave, Miele Coffee & a Beverage Fridge. Relax in the Living Room with a magnificent window that looks out to the yard. Built in Media continues the elegance of daily living in this masterpiece! Built-in speakers with Russound system. A large Mudroom and Powder room round out a great Main floor! Upper level greets you with a beautiful built-in bookcase or homework desk, leading to the two large bedrooms and a 4 -pc Main Bath. The Primary Bedroom is luxury: huge walk-in closet, lots of lighting options and a 6-pc Ensuite with a large Steam shower, double







sinks, a Soaker tub fit for a princess! Lower level will also impress with wet bar and wine room that look like they mesh into one, open to the Media Room with built-in cabinetry. Exercise Room is very large â€" with in floor heating, hot yoga is possible! 4th Bedroom is very large, with large walk-in closet and cheater Ensuite door to another Steam Shower and full 4-pc bathroom. Great yard, great patio sitting areas, irrigation system, Double Detached garage!! This is a home to see â€" you will be excited to call this your home!

#### Built in 2014

#### **Essential Information**

MLS® # A2205218 Price \$1,950,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,572 Acres 0.09 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 2012 47 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T2S6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,

Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s),

Walk-In Closet(s), Wet Bar, Bookcases, Wired for Data

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Garburator, Gas Stove, Microwave, Range Hood, Washer,

Window Coverings, Built-In Refrigerator

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Mantle, Raised Hearth

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn,

Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed March 26th, 2025

Days on Market 29

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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