



GRASSROOTS
REALTY GROUP

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1619 47 Street SW
Calgary, Alberta

MLS # A2308524



\$799,900

Division:	Westgate		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Carport, Garage Door Opener, Garage Faces Rear, Heated Ga		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level		

Heating:	In Floor, Fireplace Insert, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Planters at front entry, 2 rain barrels, laundry storage units.

Located in the highly sought after community of WESTGATE, this beautifully maintained and thoughtfully updated FOUR LEVEL SPLIT offers the perfect balance of comfort, functionality, and family living. With generous living spaces, stunning outdoor areas, and QUICK ACCESS TO DOWNTOWN, this is a home designed for everyday living and lasting memories. PRIDE OF OWNERSHIP is evident throughout. Fresh paint, newly stained decks, and the confidence of a pre listing HOME INSPECTION make this home truly move in ready. Inside, the bright and inviting layout offers excellent separation of space while still feeling connected and welcoming for family life and entertaining alike. The bright living and dining area features a cozy GAS FIREPLACE, while beautiful BRAZILIAN CHERRY HARDWOOD flooring and slate tile add warmth, elegance, and exceptional durability throughout. The kitchen is both functional and inviting, complete with a GAS STOVE, generous workspace, a filtered water tap and views of the beautifully landscaped backyard. With four spacious bedrooms and two full bathrooms with HEATED FLOORS, there is plenty of room for growing families, guests, or home office space. Thoughtful upgrades include an efficient FURNACE, newer hot water tank, CENTRAL AIR CONDITIONING added in 2023, WATER SOFTENER, drinking WATER FILTRATION system, and UPDATED WINDOWS for year round comfort and efficiency. Outside, mature trees, lush perennial gardens, a sunny vegetable garden, and a spacious deck with dual natural gas BBQ lines create the perfect setting for relaxing, entertaining, and enjoying the outdoors. Two storage sheds, an oversized single garage, and a covered carport provide exceptional storage and parking. Located close to schools, parks, shopping, transit, Bow Trail, Stoney Trail, and the LRT (2

MINUTE WALK), this home offers an unbeatable lifestyle in one of Calgary's most established and family friendly communities. A rare opportunity to own a meticulously cared for home in Westgate.