



GRASSROOTS
REALTY GROUP

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2050 47 Avenue SW
Calgary, Alberta

MLS # A2349661



\$929,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,864 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Distinctive architecture, exceptional craftsmanship & an enviable inner-city setting come together in this beautifully appointed custom-built home, offering 2,663 sq. ft. of thoughtfully developed living space across 3 levels. Designed with an emphasis on quality & enduring style, the home features a full-height concrete wall between the attached residences, providing exceptional sound separation. A private entrance welcomes you through a solid wood front door into an elegant slate-tiled foyer, setting the tone for the craftsmanship found throughout. The main level was designed for effortless entertaining. A private den provides an ideal work-from-home space, while rich hardwood flooring leads into the beautifully crafted gourmet kitchen with full-height custom wood cabinetry, stainless steel appliances, tiled backsplash & a centre island with seating create a space that is as functional as it is inviting. Pendant & accent lighting complement the rich wood tones & architectural detailing. Open to the dining & living room, the layout encourages both intimate gatherings & large scale entertaining. A custom wet bar enhances the dining area, while the living room is anchored by a striking stone gas fireplace & extensive custom built-in cabinetry. Upstairs, 3 bedrooms are complemented by convenient laundry and a serene primary retreat with 2nd gas fireplace. The spa-inspired 5-piece ensuite is beautifully finished in natural slate & features a deep soaker tub, separate glass-enclosed shower, an expansive vanity with custom wood cabinetry & a generous walk-in closet. Rich natural materials & timeless finishes create the atmosphere of a private sanctuary. The fully developed lower level adds versatility with a 4th bedroom, 3 piece bath & expansive family room, all enhanced by the comfort of in-floor heating. This level offers outstanding flexibility. Outdoor living is equally

inviting, the backyard features a spacious interlocking brick patio, providing an ideal setting for entertaining, & relaxed evenings outdoors. A double detached garage offers secure parking & valuable additional storage. Adding further appeal are significant recent improvements, including a new roof on both the home and detached garage, along with a new air-conditioning unit, providing valuable updates for year-round comfort and peace of mind. This distinctive residence offers a compelling combination of character, comfort & quality. The location delivers an exceptional inner-city lifestyle. Garrison Woods, River Park & Sandy Beach are all close at hand, placing beautiful green spaces, walking and cycling pathways & the natural surroundings of the Elbow River within easy reach. Enjoy the vibrant amenities of the Marda Loop area, with its appealing collection of boutiques, cafés, restaurants, grocery options & everyday conveniences nearby. Convenient connections to downtown and surrounding inner-city communities further enhance this outstanding location.