

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

MLS® #A2205218

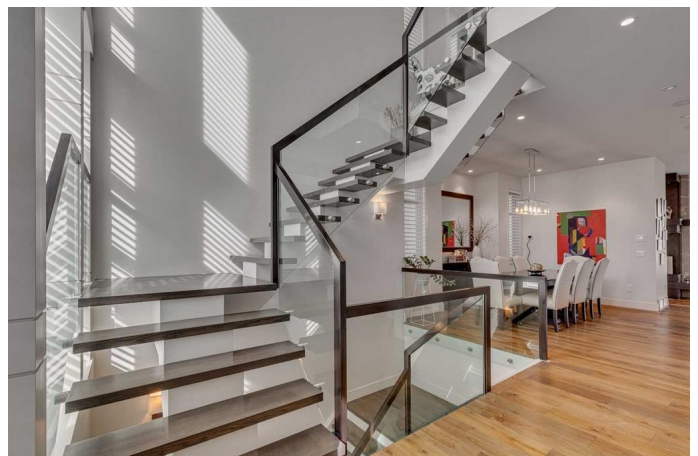
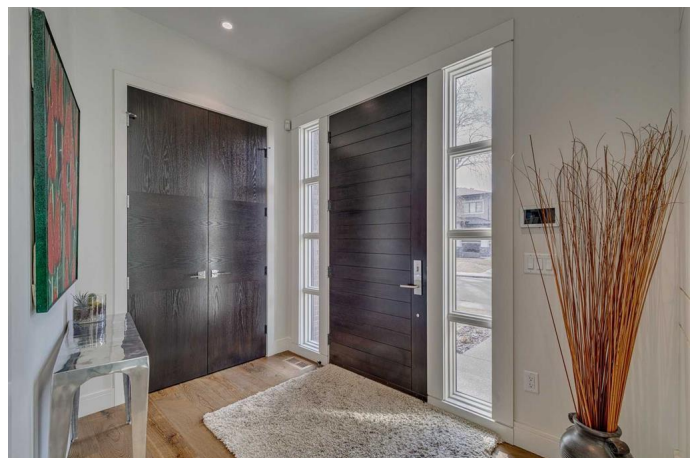
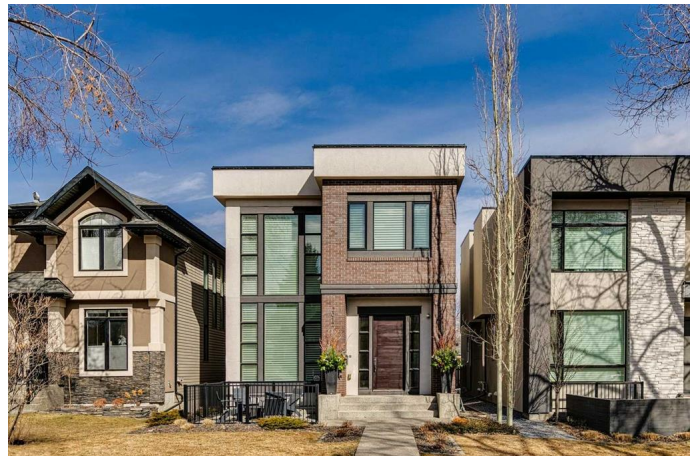
**\$1,950,000**

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 – 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 – 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 – 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	Bookcases, 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, Walk-In Closet(s), Wet Bar, Wired for Data, Sump Pump(s)
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Washer, Window Coverings
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	38
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.