

\$649,000 - 1734 47 Avenue Sw, Calgary

MLS® #A2243418

\$649,000

3 Bedroom, 2.00 Bathroom, 901 sqft
Residential on 0.07 Acres

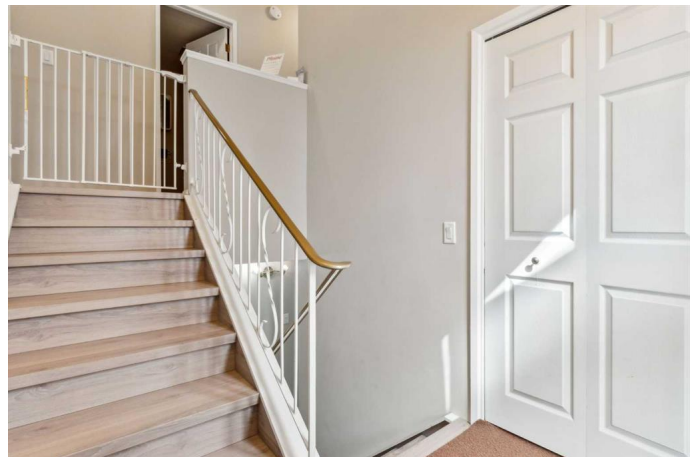
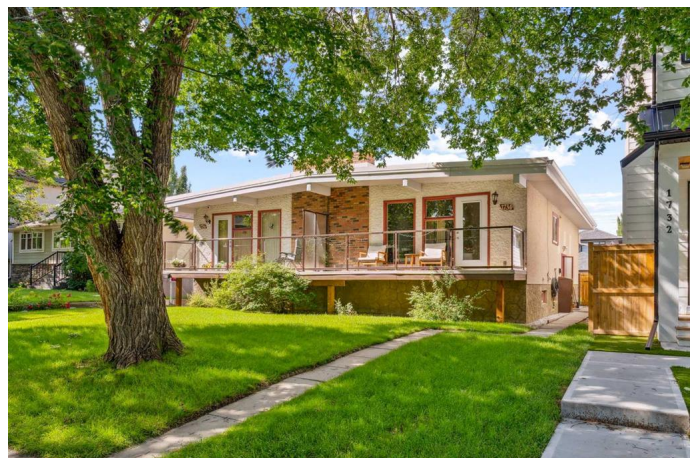
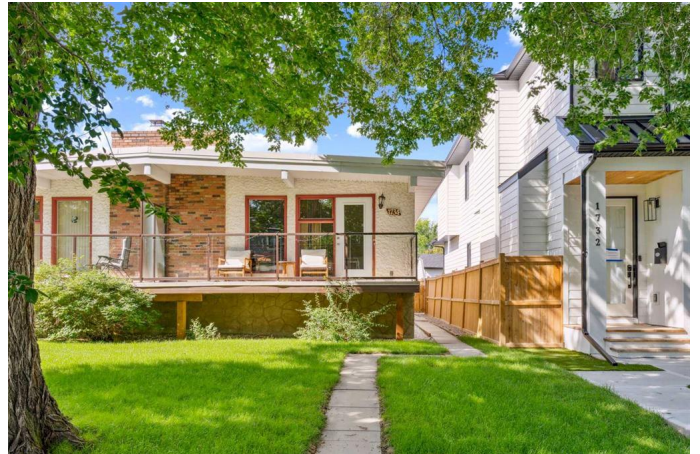
Altadore, Calgary, Alberta

Location, Location, Location begins the introduction to this well maintained, clean home, situated on a beautifully treed, attractive street in the highly sought after Altadore community. Offering over 1600 square feet of living space with 4 bedrooms, 2 full bathrooms, and sits on a nicely landscaped lot with a large private back yard. The main floor features an updated functional kitchen (2018) with granite counters and vinyl plank flooring, spacious L shaped living/dining room with fireplace plus patio doors opening onto a generous south facing balcony, 2 bedrooms and bathroom. The fully finished basement has a large rumpus room, 2 bedrooms, bathroom, laundry and abundant storage space. Many updates include bathrooms (2024), flooring (2023,2024), new wooden fence(2023). Conveniently located close to Mount Royal University plus access to the numerous amenities within walking distance such as schools, Community park, River Park , Glenmore athletic park, Tennis club, Sandy Beach, walking pathways and of course your own local monogram coffee shop, all of which add to the appeal of this great property! Note: tenant occupied until September 30, 2025.

Built in 1975

Essential Information

MLS® #	A2243418
Price	\$649,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.07
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	1734 47 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot,

	Street Lighting
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	36
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.