

# \$725,000 - 2154 47 Avenue Sw, Calgary

MLS® #A2216289

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,341 sqft

Residential on 0.07 Acres

Garrison Woods, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 10th**

**11:00AM-1:00PM\*\*** Welcome to this beautifully maintained semi-detached home offering over 1,875 square feet of refined living space, ideally located on a quiet street in the heart of Garrison Woods. Boasting four bedrooms and three and a half baths, this property blends timeless charm with thoughtful modern updates- all within the highly sought-after Altadore Elementary School Zone.

A white picket fence, and inviting front porch set the tone, welcoming you into a home filled with warmth and character. Inside, the main level features rich maple hardwood floors and an open-concept layout ideal for everyday living and effortless entertaining. The kitchen is outfitted with stainless steel appliances, granite countertops, an induction cooktop and timeless wood cabinetry- flowing seamlessly into the dining space and bright, airy living room with a cozy corner fireplace. A convenient 2-piece powder room completes the main floor.

Upstairs, the spacious primary suite includes a stunning fully renovated ensuite (2020) with in-floor heating and a luxurious walk-in shower. Two additional generously sized bedrooms and a full second bathroom complete the upper level- perfectly suited for family living.

The fully developed lower level adds exceptional versatility with a large rec room, fourth bedroom ideal for guests, a home gym or office, plus a full bathroom, laundry area



and ample storage- all accented with plush new carpeting. Recent upgrades provide peace of mind and lasting value, including new hardie board siding and asphalt shingles (2024), new windows (2020), 200- amp service. The raised rear deck is perfect for summer dining and entertaining, completed by a spacious private yard.

Located in the walk zone for Altadore Elementary and close to top-tier schools like Masters Academy, Lycee Louis Pasteur, and Rundle College Academy, this home is just minutes from Mara Loop’s vibrant shops and restaurants, scenic parks, playgrounds, River Park Dog Park and Glenmore Park. Whether you’re a young family planting roots, a professional seeking a connected community-focused lifestyle, or a right-sizer looking to live inner city- this home offers unmatched style, function and location. Not to mention charm! Don’t miss your chance- book your private showing today.

Built in 1999

**Essential Information**

MLS® #	A2216289
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,341
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2154 47 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6B6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Induction Cooktop, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Sotheby's International Realty Canada
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