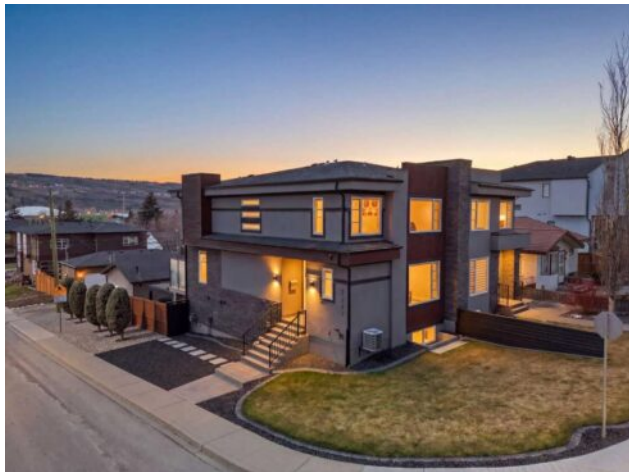


2227 47 Street NW
Calgary, Alberta

MLS # A2305663



\$965,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,858 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Irregular Lot, Landscaped, See R		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Wet Bar

Inclusions: TV Mount (4), Shelves in Basement Storage Room, Alarm System, Security Cameras, Garage Heater, Storage Shed

Montgomery - 2227 47 Street NW: Welcome to this meticulously maintained two-storey home offering over 2,700 sq ft of total development, 3 + 1 bedrooms, 3.5 bathrooms, a heated detached double garage, and a rare WALK-OUT basement. Situated on a corner lot, this custom-built inner-city property showcases exceptional craftsmanship and pride of ownership throughout. The open-concept main floor features tile flooring and a central kitchen. The kitchen has a large island, complemented by high-end Dacor stainless steel appliances, including a gas range, hood fan, refrigerator, dishwasher, and built-in microwave. The spacious dining area flows seamlessly into the inviting living room, complete with built-ins, a gas fireplace, and double patio sliders leading to a full-width deck with southwest exposure and views. An open-riser staircase leads to the upper level, finished with vinyl-plank flooring throughout. The spacious primary retreat offers a walk-in closet with built-in organizers and a luxurious 5-piece ensuite featuring dual sinks, a freestanding tub, and a glass steam shower. Two additional bright bedrooms with closet organizers, a 5-piece main bathroom, and a well-appointed laundry room with sink, folding counter, and upper cabinetry, complete this level. The fully developed walk-out basement features in-floor heating, a wet bar with beverage fridge, and a spacious family room with built-ins and direct backyard access. A bright 4th bedroom, a 4-piece bathroom, a separate storage room, and a mechanical room with a sink enhance the home's functionality. The south-west-facing backyard is fully fenced and features low-maintenance, pristine landscaping, including a covered concrete patio. Additional features and updates to the home include: Central A/C, Central Vacuum, LVP on the 2nd floor and basement (2024), Water Softener (2024), 75-gallon hot water

tank (2025), washer and dryer (2021). Located in the desirable community of Montgomery, this home is just steps from schools and Montalban Park, including an off-leash dog park. Enjoy convenient access to restaurants, shopping, and outdoor amenities such as Shouldice Park and the Bow River pathways, as well as close proximity to the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. Commuting is easy with quick access to major routes, including Crowchild Trail, Highway 1, and Stoney Trail.