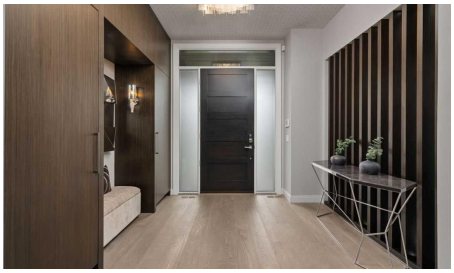
531 47 Avenue SW

Calgary | Active | MLS® A2345467

$3,990,000









Bedrooms	Bathrooms	Year Built	Living area
6	**8**	**2015**	**4,639 sq. ft.**

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Listed by Century 21 Bravo Realty

A closer look

A rare expression of design, craftsmanship and technology in Elboya, this residence was designed by Lighthouse Studios, with interiors by acclaimed designer Paul Lavoie, and built by Riverview Custom Homes. Set on a quiet street overlooking green space, with a south-facing backyard and downtown views, it offers approximately 7,386 sq. ft. of developed living space across four finished levels, including approximately 4,639 sq. ft. above grade, with six bedrooms and eight bathrooms. The main level blends grand entertaining with comfortable daily living, showcasing exquisite millwork, designer lighting and selected finishes. The formal dining room seats fourteen, while a dramatic 180-bottle wine display with accent lighting leads to the chef's kitchen. Centred around a 14-foot island, it features two Miele refrigerators, Bosch dishwashers, a 60-inch Wolf dual range with two ovens, six burners and a 24-inch griddle, plus Wolf ventilation, convection and steam appliances, a Silhouette beverage refrigerator, walk-in pantry and bright breakfast nook. The great room is anchored by a striking concrete fireplace wall with integrated seating and surround sound. Dual sliding doors open to the patio for seamless indoor-outdoor entertaining. A private den, designer powder room, mudroom with custom lockers and second powder room complete the level. Upstairs, the expansive primary retreat overlooks Elboya Park and offers exceptional millwork, separate dressing areas, a sitting area and a spa-inspired ensuite with heated floors, podium tub, dual vanities and steam shower with multiple rain heads and body wands. Three additional bedrooms include one with a private ensuite and two sharing a Jack-and-Jill bathroom. The oversized laundry room provides two stacking LG washer/dryer sets, cabinetry, counters, sink and pull-out drying racks. The third level features a family room, wet bar, private office/den, three-piece bathroom and rooftop terrace with downtown views, exterior audio, lighting and natural gas connection. The fully developed lower level adds a large recreation room and wet bar, 5.2 surround sound, professionally appointed gym with its own audio zone and television, two ensuite bedrooms and separate guest laundry. The upgraded Elan G! smart-home system controls 16 audio zones, security, cameras, CentraLite lighting, automated window coverings and irrigation, supported by a dedicated server. Central vacuum with retractable hoses is integrated throughout. A distinctive interior tunnel connects the lower level to a flex room beneath the garage and the oversized 25' x 21' heated double garage with 12-foot ceilings, designed for a vehicle lift. Outside, the gardens and grounds have been renewed, landscaped and replanted. With its architectural pedigree, Paul Lavoie interiors, exceptional entertaining spaces and advanced infrastructure, 531 47 Avenue SW is a one-of-a-kind inner-city estate that would be difficult to replicate today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345467
Bedrooms	6
Bathrooms	8
Year Built	2015
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	4,639 sq. ft.
Main Level Finished Area:	1,955 sq. ft.
Upper Level Finished Area:	2,684 sq. ft.
Below Grade Finished Area:	2,747 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	11
Year built:	2015 (Age: 11)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	8.0 (Full:6, Half:2)
Num Ensuite Baths:	3
Plan:	6153AC
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Southwest
Community:	Elboya
Appliances:	Central Air Conditioner, Range Hood, Window Coverings
Inclusions:	2 Miele fridge units, 3 Bosch dishwashers, Wolf dual range & stoves, microwave, steam oven, 3 bar fridges, 2 LG washers & dryers, stacking washer/dryer, TVs & Brackets, built in speakers, patio speakers, Elan G'Control System, CentraLite lighting system, CIS Mesh WI-FI System.
Restrictions:	None Known
Main Floor	Breakfast Nook · 10' × 9'6" ·
Main Floor	Dining Room · 18'8" × 13' ·

Main Floor	Foyer · 11'2" × 10'4" ·
Main Floor	Kitchen · 25'6" × 10'9" ·
Main Floor	Living Room · 23'11" × 17'6" ·
Main Floor	Mud Room · 15'3" × 6' ·
Main Floor	Office · 13'4" × 11'7" ·
Main Floor	Pantry · 10' × 5'8" ·
2nd Floor	Bedroom - Primary · 21'7" × 14'3" ·
2nd Floor	Walk-In Closet · 11'1" × 6'11" ·
2nd Floor	Laundry · 9'5" × 7'7" ·
2nd Floor	Bedroom · 11'11" × 11'7" ·
2nd Floor	Bedroom · 12'5" × 12'3" ·
2nd Floor	Bedroom · 12' × 11'1" ·
3rd Floor	Family Room · 22' × 21'7" ·
3rd Floor	Office · 12'7" × 12' ·
Basement	Bedroom · 12'1" × 12'1" ·
Basement	Bedroom · 13'10" × 13'5" ·
Basement	Laundry · 20'1" × 11' ·
Basement	Media Room · 25'5" × 18'11" ·
Basement	Exercise Room · 22'7" × 13'8" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Garden, Lighting, Private Yard
Patio And Porch Features:	Patio, Rooftop Patio

Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/531-47-avenue-sw-calgary-a2345467/

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