

5122 48 Street NW  
Calgary, Alberta

MLS # A2267300



**\$729,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** None

EXCEPTIONAL DETACHED BUNGALOW WITH SEPARATE ENTRANCE! Welcome to this beautifully updated bungalow in the highly sought-after community of Varsity. This charming NW-facing home with excellent curb appeal and a covered front porch sits on a quiet street, offering the perfect blend of comfort and convenience. With over 2,100 sq. ft. of total living space, this 4-bedroom, 1 den, 2 full bath family home features an open-concept layout and a fully developed basement. The location is unbeatable—just minutes from Market Mall, the movie theatre, medical offices, the University of Calgary, Children's Hospital, and top-rated schools, plus a short walk to the Dalhousie C-Train Station. Step inside to an inviting open foyer leading to a spacious formal living room—a versatile area that can be tailored to your specific needs. The chef's kitchen is designed for cooking and entertaining, complete with oak cabinetry, granite countertops, tile backsplash, and a center island with seating. A cozy dining room with large windows fills the space with natural light. The main floor offers 3 generous bedrooms and a newly renovated full bath with a soaker tub (2022). The separate basement entrance opens to a large family/rec room, a den/office, 1 additional bedroom, and a 3-piece bath—perfect for guests, teens. Enjoy the fully fenced backyard with mature trees—ideal for summer gatherings. A single detached garage with a paved alleyway, RV parking and concrete patio provide ample space for vehicles and recreation. Additional upgrades include newer main-floor windows and both bathrooms renovated in 2022. This is a prime opportunity for families or investors looking for a great home in one of Calgary's most desirable areas. Book your showing today!