

**5135 48 Street NW  
Calgary, Alberta**

**MLS # A2278073**



# \$1,099,900

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,853 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Skylight(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained bungalow situated on a desirable corner lot. The main floor offers a bright and functional layout featuring three spacious bedrooms and two full bathrooms, including a generously sized primary bedroom. The fully developed basement provides three additional bedrooms, two full bathrooms, and expansive living and recreation spaces—ideal for extended family or guests. The home showcases a renovated kitchen with custom cabinetry, quality finishes, ample counter space, and a large central island, seamlessly connecting to the dining and living areas. Large windows and a skylight fill the home with natural light, while hardwood flooring enhances the warm and inviting atmosphere throughout the main living spaces. Outside, enjoy a low-maintenance yard complete with maintenance-free fencing, a maintenance-free deck, and new landscaping, perfect for relaxing or entertaining. Additional highlights include two detached garages, providing excellent parking and storage options. A well-appointed property offering space, functionality, and pride of ownership in a sought-after location.