



**GRASSROOTS**  
REALTY GROUP

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**4915 48 Street NW**  
**Calgary, Alberta**

**MLS # A2221956**



**\$736,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Rectangular Lot, Sloped Up, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Vinyl	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Separate Entrance		

**Inclusions:** none

PRICE DROP JUNE 20! First time offered! Welcome to a well maintained bungalow with a large addition off the kitchen. Main floor has the traditional 3 bedrooms along with a 4 piece bathroom. A front living room looks out to the main street. Kitchen is larger with an eating area. Also a dining room steps from the kitchen. The large addition (~290 sq ft) was done in the mid 1980's and has high ceilings and a wood burning fireplace. Basement is large and is waiting an update by the next buyer. A 3 piece bathroom with a walk in shower. Furnace and water tank updated. Laundry is located in the basement. A large west facing backyard with a huge brick patio. An oversized double detached garage. RV parking pad next to the garage. Home is close proximity to all major schools in the area. Close to Marketmall and Shaganappi plaza.