



GRASSROOTS
REALTY GROUP

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1855 48 Street NE
Calgary, Alberta

MLS # A2234582



\$508,800

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,224 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Opportunity knocks in the established North East community of Rundle with this HANDYMAN SPECIAL that is PRICED TO SELL! Situated on a large lot, this spacious 1,223.75 sqft bungalow offers incredible potential with 3 bedrooms, 1.5 baths, a large living room, and a bright kitchen with a breakfast nook that opens through patio doors to a deck and fully fenced backyard—perfect for future entertaining. The oversized detached garage adds valuable space for vehicles, and storage. Downstairs, the partially finished basement spans 1,168 sqft and is ready for your creative vision. Whether you're an investor, renovator, or first-time buyer looking to build sweat equity, this is your chance to bring new life to a solid home in a family-friendly neighborhood close to schools, transit, and shopping. Property is sold as-is, where-is!