



GRASSROOTS
REALTY GROUP

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5122 48 Street NW
Calgary, Alberta

MLS # A2238851



\$725,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Fantastic Investment Opportunity in Sought-After Varsity! Opportunity knocks in Varsity! A timeless NW gem known for its top schools, green spaces and unbeatable convenience! This Charming 5-Bedroom, 2-Bath Bungalow offers over 2,000 sqft of developed living space in one of Calgary's most desirable communities. Whether seeking a solid investment property or a flexible home with income potential, this versatile bungalow fits the bill. The main floor features 3 bedrooms, a full 4-piece bath, a spacious Living room, and a Kitchen with a center island, granite countertops, and an eating bar, perfect for family meals or entertaining. The fully finished basement has a separate entrance, 2 additional bedrooms, a 3-piece bath, and a generous living area, ideal for tenants, guests, or extended family. Outside, enjoy a landscaped and fenced backyard with back lane access and a concrete pad that can accommodate an RV if needed, along with mature trees, a single detached garage, and a cozy front porch to enjoy while sipping your morning coffee. Located in Varsity, you're minutes from the University of Calgary, shopping, transit, and top-rated schools, making this an excellent choice for both homeowners and investors. Live upstairs and rent the basement, or rent both levels for strong cash flow potential. This is an unbeatable location with serious upside. Don't miss your chance to own in Varsity, this opportunity won't last!