



GRASSROOTS
REALTY GROUP

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1303 48 Avenue NW
Calgary, Alberta

MLS # A2250829



\$780,000

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

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

Inclusions: N/A

OPEN HOUSE THIS SUNDAY AUGUST 31st FROM 11am-1pm! Welcome to this lovely 4-bedroom bungalow, ideally situated on a giant lot in a tranquil neighborhood. This home showcases a stunning custom legacy kitchen, complete with premium upgrades such as dovetail drawers, a large island, a Miele fridge, a Wolf cooktop, a Bosch oven, and a touchless kitchen faucet. The electrical system has been thoughtfully upgraded with low-voltage pot lights throughout the main areas, all featuring sectional control. Enjoy the convenience of Lutron light switches with screwless plates, a whole-home surge protector, and a large projection TV with surround sound for your entertainment. Plumbing enhancements include elegant Kohler fixtures, a digital Kohler shower, and luxurious Robern cabinets and mirrors equipped with a defogger and night light. This home's structure is in excellent condition, featuring a new roof, a new furnace, air conditioning, a water softener, hardy board siding, irrigation, a tankless hot water system, and added insulation for improved efficiency. Safety is paramount, with features such as radon mitigation, low EMF levels, and a history of no fertilizers or pesticides used on the property. The double detached garage accommodates two vehicles, while the backyard offers a private oasis for relaxation. Located just minutes from downtown, North Haven provides easy access to playgrounds, schools, Nose Hill Park, the North Haven off-leash dog park, public transit, and convenient routes to 14th Street. This home truly has it all! Don't miss out—schedule your showing today!