



**GRASSROOTS**  
REALTY GROUP

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2207 48 Street NE  
Calgary, Alberta

MLS # A2253419



**\$528,888**

|           |                                      |        |                   |
|-----------|--------------------------------------|--------|-------------------|
| Division: | Rundle                               |        |                   |
| Type:     | Residential/House                    |        |                   |
| Style:    | Bungalow                             |        |                   |
| Size:     | 1,249 sq.ft.                         | Age:   | 1975 (50 yrs old) |
| Beds:     | 5                                    | Baths: | 3                 |
| Garage:   | Alley Access, Single Garage Detached |        |                   |
| Lot Size: | 0.11 Acre                            |        |                   |
| Lot Feat: | Standard Shaped Lot                  |        |                   |

|             |                                         |            |      |
|-------------|-----------------------------------------|------------|------|
| Heating:    | Forced Air                              | Water:     | -    |
| Floors:     | Laminate, Vinyl                         | Sewer:     | -    |
| Roof:       | Asphalt                                 | Condo Fee: | -    |
| Basement:   | Finished, Full, Separate/Exterior Entry | LLD:       | -    |
| Exterior:   | Vinyl Siding                            | Zoning:    | R-CG |
| Foundation: | Poured Concrete                         | Utilities: | -    |
| Features:   | Kitchen Island                          |            |      |

Inclusions: none

Discover the perfect blend of comfort, style, and opportunity in this inviting Rundle bungalow, offering over 2,322 sq ft of living space in a family-friendly community. The sun-filled main floor welcomes you with a spacious living room, a cozy family room, and a beautifully renovated kitchen and dining area—designed for both everyday living and entertaining—alongside a private primary retreat with its own 3pc ensuite, two additional bedrooms, and a full bath. Downstairs, a fully developed basement with separate entrance provides incredible flexibility, featuring two bedrooms, a full bath, kitchen, and generous rec spaces. Outside, enjoy a large lot with room to garden, play, or host summer barbecues, all within walking distance to schools, playgrounds, and the Rundle LRT station for quick downtown access. Just minutes away, you’ll find Sunridge Mall, grocery stores, restaurants, medical centres, and the Peter Lougheed Centre, plus easy connections to major routes like 16 Avenue NE and Barlow Trail. Whether you’re looking for a move-in-ready home or an investment this property is ideal for both. Please call your favorite realtor today to book your appointment.