



**GRASSROOTS**  
REALTY GROUP

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**1528 48 Street SE**  
**Calgary, Alberta**

**MLS # A2253971**



**\$549,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to this beautifully renovated bungalow in the desirable community of Forest Lawn! This home is a perfect investment opportunity—live upstairs and rent the basement, or rent out both levels for maximum income potential. Featuring 4 bedrooms, 2.5 bathrooms, 2 kitchens, 2 living areas, and 2 separate laundry spaces, this property is designed for convenience and flexibility. A separate entrance leads to the fully developed basement with an (illegal) suite, offering privacy for extended family or tenants. On the main level, you’ll love the open-concept layout with a bright living and dining area, a high-end kitchen with quartz countertops, a center island, and stainless steel appliances, plus 2 bedrooms including a primary with ensuite, and a full 4-piece bathroom. The space is finished with luxury vinyl plank flooring throughout. The lower level offers a spacious living room, full kitchen, 2 additional bedrooms, a 4-piece bathroom, and its own laundry. Enjoy a large backyard with a double detached garage and plenty of street parking on this quiet street. Unbeatable location—walking distance to Bob Bahan Aquatic & Fitness Centre, close to schools, shopping, 17th Ave, and quick access to Stoney Trail, Deerfoot, 52nd Street, and Memorial Drive. Don’t miss your chance to own this turn-key home in a prime location. Book your private showing today! The seller is open to painting the garage and refreshing the backyard landscaping/grass, subject to discussion between buyer and seller