



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5122 48 Street NW
Calgary, Alberta

MLS # A2267300



\$729,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage		

Inclusions: None

EXCEPTIONAL DETACHED BUNGALOW WITH SEPARATE ENTRANCE! Welcome to this beautifully updated bungalow in the highly sought-after community of Varsity. This charming NW-facing home with excellent curb appeal and a covered front porch sits on a quiet street, offering the perfect blend of comfort and convenience. With over 2,100 sq. ft. of total living space, this 4-bedroom, 1 den, 2 full bath family home features an open-concept layout and a fully developed basement. The location is unbeatable—just minutes from Market Mall, the movie theatre, medical offices, the University of Calgary, Children’s Hospital, and top-rated schools, plus a short walk to the Dalhousie C-Train Station. Step inside to an inviting open foyer leading to a spacious formal living room — a versatile area that can be tailored to your specific needs. The chef’s kitchen is designed for cooking and entertaining, complete with oak cabinetry, granite countertops, tile backsplash, and a center island with seating. A cozy dining room with large windows fills the space with natural light. The main floor offers 3 generous bedrooms and a newly renovated full bath with a soaker tub (2022). The separate basement entrance opens to a large family/rec room, a den/office, 1 additional bedroom, and a 3-piece bath—perfect for guests, teens. Enjoy the fully fenced backyard with mature trees—ideal for summer gatherings. A single detached garage with a paved alleyway, RV parking and concrete patio provide ample space for vehicles and recreation. Additional upgrades include newer main-floor windows and both bathrooms renovated in 2022. This is a prime opportunity for families or investors looking for a great home in one of Calgary’s most desirable areas. Book your showing today!

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