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## 5122 48 Street NW Calgary, Alberta

MLS # A2267300



\$729,000

Division: Varsity Type: Residential/House Style: Bungalow Size: 1,123 sq.ft. Age: 1967 (58 yrs old) **Beds:** Baths: Garage: Single Garage Detached Lot Size: 0.13 Acre Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot Lot Feat:

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Brick, Stucco, Wood Frame 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 5-bedroom, 2-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 three generous bedrooms and a newly renovated full bath with a soaker tub (2022). The separate basement entrance opens to a large family/rec room, two additional bedrooms, and a 3-piece bath—perfect for guests, teens, or potential suite conversion. 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!