



GRASSROOTS
REALTY GROUP

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5135 48 Street NW
Calgary, Alberta

MLS # A2278073



\$1,099,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,853 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Skylight(s)		

Inclusions: N/A

Welcome to this beautifully maintained bungalow situated on a desirable corner lot. The main floor offers a bright and functional layout featuring three spacious bedrooms and two full bathrooms, including a generously sized primary bedroom. The fully developed basement provides three additional bedrooms, two full bathrooms, and expansive living and recreation spaces—ideal for extended family or guests. The home showcases a renovated kitchen with custom cabinetry, quality finishes, ample counter space, and a large central island, seamlessly connecting to the dining and living areas. Large windows and a skylight fill the home with natural light, while hardwood flooring enhances the warm and inviting atmosphere throughout the main living spaces. Outside, enjoy a low-maintenance yard complete with maintenance-free fencing, a maintenance-free deck, and new landscaping, perfect for relaxing or entertaining. Additional highlights include two detached garages, providing excellent parking and storage options. A well-appointed property offering space, functionality, and pride of ownership in a sought-after location.