



GRASSROOTS
REALTY GROUP

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2731 48 Avenue NW
Calgary, Alberta

MLS # A2285934



\$849,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,256 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: Garden shed

A custom-built hillside bungalow on a quiet, centrally located street in Charleswood Heights. This well-designed lovely house offers over 2500 sq ft of living space in 2 levels, with 5 bedrooms and 2.5 baths. The home's reverse plan complements the southeast facing backyard with a walkout basement. It has an attractive brick/stucco exterior, large deck off the dining room and 2 wood burning fireplaces. The efficient floor plan provides large rooms while allowing for maximum use of overall space. Improvements in this well-maintained residence include an updated kitchen with oak cabinets, newer countertops and flooring, light fixtures and stainless-steel appliances. Additional recent upgrades include new stove, fridge, lower-level window coverings, washer/dryer, hot water tank and 5G cabling. Gleaming hardwood floors add character to the 3 upstairs bedrooms and extend under the carpeted living room and hallway. There is a 2-piece ensuite in the primary bedroom and a 4-piece main bath with expansive floating cabinetry for storage. The lower level is fully developed with a 4-piece bath, 2 bedrooms and entertainment area. A fireplace and wet bar, with fridge, enhance this open concept for social gathering. The laundry room also accommodates 2 furnaces, allowing for separate temperature control between levels. Perimeter in floor heating is a unique feature of the lower level. Some other bonus features to consider are the mature trees, detached double garage plus a large concrete pad for RV parking & the private brick patio, new garden shed and wire free views. The desirable neighborhood and proximity to amenities (schools, shopping, LRT, U of C, Nose Hill Park) make this property a must see!