



**2704 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2292210**



**\$798,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home		

**Inclusions:** 2 rain collection barrels, red workbench in garage

Surrounded by mature trees, lush perennial gardens, native plants, flowering shrubs, and thoughtfully curated landscaping, this property offers a true outdoor oasis that feels private, peaceful, and wonderfully established. Inside, the sunny south-facing living room is filled with natural light and centered around a cozy gas fireplace, creating a warm and inviting space to gather. The main level features three spacious bedrooms and a functional layout designed for everyday comfort. A rear mudroom provides convenient access to the garage, basement, and backyard, making busy days effortless and organized. The west-facing sunroom is a standout feature, offering the perfect place to unwind while overlooking your beautifully landscaped patio and gardens. Whether enjoying a quiet morning coffee or hosting summer evenings with friends, this space seamlessly connects indoor living with the serenity of the outdoors. The recently updated basement expands your living space with a large recreation room complete with built-ins, a second full bathroom, a fourth bedroom (window does not meet egress) and abundant storage. This level provides flexibility for guests, a home office, fitness space, or family movie nights. Meticulously maintained and lovingly cared for over the years, this home reflects true pride of ownership, with numerous thoughtful upgrades that enhance both comfort and longevity. New roof in 2017, 100 amp electrical panel in 2018, 40 amp sub panel added to garage and 12,000 BTU heater in 2021 (for welding or woodworking projects), water tank in 2025. Located less than two blocks from Nose Hill Park, you'll enjoy immediate access to miles of walking and biking paths while still being minutes from transit, the University of Calgary, shopping, restaurants, schools, and playgrounds. This is a rare opportunity to own a timeless home in one of

Calgary's most established and sought-after communities.