



**48 Carnarvon Way NW  
Calgary, Alberta**

**MLS # A2299371**



**\$825,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Jetted Tub, Open Floorplan, Separate Entrance, Soaking Tub, Tankless Hot Water		

**Inclusions:** Swim spa, six security cameras, second refrigerator, stove and dishwasher (lower level)

\*Open House Saturday April 18th 12-2PM\* RARE RC-G CORNER LOT | 7,298 SQ FT | OVERSIZED HEATED GARAGE | FLEXIBLE LIVING Situated on a quiet, tree-lined street in highly sought-after Cambrian Heights, this well-maintained bungalow offers beautiful curb appeal and sits on an expansive 7,298 sq ft RC-G zoned corner lot, providing exceptional space, privacy, and long-term redevelopment potential (subject to City approval) in a prime inner-city location. The main level features a bright, functional layout with hardwood flooring and large bay windows that fill the living and dining areas with natural light while offering views of downtown. The spacious primary bedroom also enjoys these views and features a beautifully updated 5-piece ensuite complete with a steam shower and in-floor heating, creating a relaxing, spa-like retreat. Freshly painted throughout, the home presents a clean, move-in ready feel. The fully developed basement adds incredible flexibility with a large recreation area, a second kitchen, two additional bedrooms, a full bathroom, and separate access &mdash; ideal for extended family, multi-generational living, or future suite potential (subject to approval and permitting). Step outside to a generous, private backyard designed for both relaxation and functionality, featuring a top-of-the-line swim spa, mature trees, fruit trees, garden planters, and two storage sheds. The oversized double heated garage provides exceptional space for vehicles, storage, or a workshop. Additional highlights include solar panels for improved efficiency, adding long-term value and sustainability. This RC-G zoned property presents a rare opportunity for builders, investors, or buyers looking to secure a premium inner-city lot with future upside. Located in one of Calgary's most desirable inner-city communities, just minutes to Confederation Park, schools, and

downtown.