



**5228 44 Avenue NW**  
**Calgary, Alberta**

**MLS # A2152414**



**\$829,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Varsity   |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,427 sq.ft.                                      | <b>Age:</b>   | 1967 (57 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Oversized                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind, Landscaped, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), French Door, Skylight(s) |                   |      |

**Inclusions:** N/A

**\*\*OPEN HOUSE this SAT, Jul 27 (2:00 - 4:00 pm)\*\* "Pristine Location"! "No Neighbours Behind"! This Charming Varsity Bungalow backs onto a playground which connects to 3 schools (Marion Carson - Chinese Bilingual Elementary School, F.E. Osborne Junior High School, and St. Vincent de Paul Elementary School.) An open-airy concept with a classic design yet a functional floor plan, this 3+2 bedrooms, 3 full bath family home features many tasteful upgrades and is ready for you to move in. Brand New Interior Paints, newer carpet, light fixtures, knock-down ceilings, newer roof, and furnace. The main floor features a spacious living and dining room, white kitchen with an eating area, sun-soaked family room with 2 skylights and large windows that open to the deck, a private backyard, and the oversized double garage. There are 2 additional generously sized bedrooms and 4 pc bathroom are also on this level. The lower level is fully developed and offers a massive recreation room, 4th and 5th bedrooms, a 4 pc bathroom, and ample storage. Nested on a quiet street, and only a short walk to schools, parks, shopping, and Market Mall. Close to the University of Calgary, Foothill and Children's Hospital, Beaumont Natural Reserve, and Bow River pathway system. Won't Last!**