



2303 48 Street NE
Calgary, Alberta

MLS # A2160174



\$680,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,346 sq.ft.	Age:	1974 (50 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s)		

Inclusions: BASEMENT- WASHER/DRYER, REFRIGERATOR, HOOD FAN, ELECTRIC STOVE

WELCOME TO THIS BEAUTIFUL,VERY NEAT,WELL KEPT AND RENOVATED HOME IN THE VIBRANT COMMUNITY OF RUNLDLE.THIS HOME IS READY FOR YOU WITH IT'S COZY SPACE THAT HAS LOTS OF NATURAL LIGHT IN IT.FRONT ENTRANCE LEADS TO A SPACIOUS HALLWAY THAT TAKES YOU TOWARDS BEDROOMS AND KITCHEN AREA.ON THE LEFT SIDE OF ENTRANCE IS A HUGE LIVING ROOM WITH SKYLIGHT ENHANCE IT'S BEAUTY.THE HOUSE FEATURES 3 GOOD SIZED BEDROOMS AND TWO FULL BATHROOMS.NEWLY BUILT KITCHEN WITH QUARTZ COUNTER TOPS AND NEW CABINETS GIVES YOU A SENSE OF NEW LOOK.THE HOUSE HAS TWO SEPARATE LAUNDARIES.THE HOUSE HAS 22x20 GARAGE AT THE REAR.IT HAS NEWER FENCE AND HAS A DECK OF 17'6 x 8'9.THE BASEMENT HAS THREE GOOD SIZED BEDROOMS,LIVING ROOM.THIS PROPERTY HAS A DISTINCTIVE LOCATION CLOSE TO VILLAGE SQUARE LEISURE CENTRE,HIGH SCHOOL,ELEMENTRY AND MIDDLE SCHOOL,SUNRIDGE MALL AND LRT,SHOPPING CENTRES AND MUCH MUCH MORE.SCHEDULE A SHOWING AS THIS PROPERTY WONT LAST FOR LONG.