

5112 48 Street NW
Calgary, Alberta

MLS # A2202001



\$759,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Window Coverings and hardware

OPEN HOUSE THIS WEEKEND! SAT 1-3PM and SUNDAY 11AM-3PM. Welcome to your dream home in the heart of Varsity! This beautiful property offers a wonderful blend of comfort, convenience, and charm. Nestled in one of Calgary's most desirable neighborhoods, this home promises the perfect lifestyle you've been searching for. This lovely home features inviting living spaces, with 3 bedrooms upstairs complemented by a 3-piece bathroom and a convenient 2-piece ensuite off the primary bedroom. Downstairs, you'll find an additional 2 bedrooms and another 3-piece bathroom, providing ample space for family or guests. The bright and spacious layout ensures abundant natural light throughout the day, offering delightful morning sunrises from the kitchen window and breathtaking evening sunsets from the living room. The kitchen boasts stunning granite countertops, enhancing the home's elegance and style. 2016 SAW MANY IMPROVEMENTS ON THE MAIN FLOOR INCLUDING BATHROOMS, KITCHEN AND FLOORING. The roof was also redone recently. The finished basement provides abundant opportunity to truly make it your own, whether as a personalized retreat or entertainment space. Outdoors, the backyard offers excellent potential for landscaping to create your ideal outdoor oasis. Additionally, there's a spacious double-car garage that backs onto an extra-wide paved lane, ensuring ease and convenience. Location is a significant advantage, with Varsity Plaza just a short walk away, offering restaurants, coffee shop, a yoga studio, and a medical clinic. Schools including Saint Vincent de Paul Elementary and Junior High, Varsity Acres Elementary, and Marion Carson Elementary are within a short walk. Dalhousie CTrain Station is only a 10 minute walk away. University of Calgary is a short drive away and can also be accessed by

CTrain or bus. Enjoy community amenities including tennis courts and an ice rink at the nearby Varsity Community Association, is just a short distance away. Shopping convenience is provided by Market Mall and the soon-to-open Italian Centre at Northland Plaza, both accessible within minutes. Varsity is renowned for its vibrant community spirit, lush green parks, family-friendly atmosphere, and proximity to downtown Calgary. Whether enjoying local dining, walking to nearby schools, or participating in community activities, this home perfectly complements your lifestyle. Don't miss this exceptional opportunity to make Varsity your new home. Please note most of the furniture is negotiable too. PRELISTING HOME INSPECTION AVAILABLE! Schedule your private viewing today!