

5023 48 Street NW
Calgary, Alberta

MLS # A2204448



\$799,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,576 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Int		

Heating:	Baseboard, Fireplace(s), Forced Air, Heat Pump, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Track Lighting		

Inclusions: Rain Barrel, See remarks

Welcome to 5023 48 St NW, an exceptional 4-bedroom, 3-bathroom home in the heart of Varsity—one of Calgary’s most sought-after neighbourhoods. Designed for modern, energy-efficient living, this home boasts 29 solar panels (installed in 2023), an electric car charger in the garage, and an efficient Arctic heat pump to maintain year-round comfort in the stunning addition. Step inside to discover a thoughtfully expanded layout featuring a massive addition with soaring ceilings and expansive south-facing windows that flood the space with natural light throughout the day. The kitchen overlooks this incredible space, creating a seamless connection between cooking, dining, and entertaining. Whether hosting gatherings or enjoying a quiet morning coffee, this sunlit retreat will quickly become your favorite spot in the home. The property offers a total of four spacious bedrooms and three full bathrooms, ensuring ample space for family and guests. The lower level is a standout, featuring a dedicated workshop—perfect for DIY projects or hobbies—as well as a cold storage room, ideal for keeping preserves, wine, or extra pantry items. Recent upgrades provide peace of mind, including a brand-new furnace (2024) and a hot water tank (2020). Outside, the property continues to impress with a large shed for additional storage and an attached greenhouse connected to the garage and accessed from the home, making it the perfect place to enjoy your plants year-round. The backyard is a private oasis, complete with a great patio featuring a power retractable awning, offering the perfect blend of sun and shade for outdoor relaxation and entertaining. Located in a prime location, you’re just minutes from Market Mall, top-rated schools, major transportation routes, parks, and amenities. Varsity is known for its tree-lined streets, excellent walk-ability, and strong

sense of community—making it an ideal place to call home. Don’t miss your chance to own this one-of-a-kind, energy-efficient home in Varsity!