

**5122 48 Street NW**  
**Calgary, Alberta**

**MLS # A2290226**



**\$715,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Carport, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** none

Fantastic DETACHED BUNGALOW in the heart of Varsity! Nestled in one of Calgary's most sought-after communities known for its top-rated schools such as Marion Carson School, F. E. Osborne School, and Sir Winston Churchill High School. This charming detached bungalow offers over 2,100 sq. ft. of developed living space and exceptional flexibility for families or investors. Boasting excellent curb appeal and a welcoming covered front porch, this 4-bedroom plus den, 2 full bath home features an inviting open-concept layout and a fully developed basement with a separate entrance. The main floor showcases a spacious living room, a bright dining area with large windows that flood the space with natural light, and a chef-inspired kitchen complete with oak cabinetry, granite countertops, tile backsplash, and a center island with an eating bar perfect for everyday living and entertaining. Three generous bedrooms and a beautifully renovated 4-piece bath with a soaker tub (2022) complete the main level. Downstairs, the basement offers a large family/rec room, an additional bedroom, a versatile den/office, and a 3-piece bath ideal for extended family, guests, teens, or added income potential. Outside, enjoy the landscaped and fully fenced backyard with mature trees, a concrete patio, RV parking, back lane access, and a single detached garage. Located just minutes from the University of Calgary, Alberta Children's Hospital, CF Market Mall, and transit including Dalhousie C-Train Station, plus medical offices and countless amenities.