



808 48 Avenue Calgary Alberta

\$1,599,900

Located in the prestigious neighbourhood of Britannia, this beautifully upgraded 4-level split boasts over 3000 sqft of living space and offers a rare opportunity in one of Calgary's most sought-after communities. With 3 generously sized bedrooms, including a bright and airy primary retreat, 2.5 bathrooms and multiple levels of functional living space, this home is as spacious as it is charming. Thoughtfully renovated with recent upgrades including a new roof, electrical panel, attic insulation, windows, siding, hardwood floors, kitchen, and front door - the home blends modern updates with timeless charm. The main living area is warm and inviting, featuring an elegant gas fireplace that serves as the focal point of the space. The lower level is home to a massive family room with direct access to the backyard and hot tub, making it the perfect space for entertaining or relaxing after a long day. The expansive backyard includes a built-in outdoor fireplace, perfect for gathering with friends and family year-round. A double attached garage and extended driveway provide ample parking for up to 8 vehicles. Additionally, the unfinished basement offers a blank canvas, presenting endless possibilities for future development. Perfectly situated just steps from Britannia Plaza, residents will enjoy easy access to some of Calgary's top dining and shopping destinations, including Native Tongues Taqueria, Monogram Coffee, Primary Colours Cafe, Sunterra, and Village Ice Cream. A beautiful park with an outdoor skating rink is just a steps away, while the nearby Britannia Ridge and river pathway offer stunning city and mountain views, along with endless trails for walking and biking. A key advantage of this home is that it is not subject to the Britannia Caveat, meaning that the redevelopment opportunities on this 8538 sqft lot are abundant. Whether you're seeking a move-in-ready ...

Furnace 30.00 Ft x 22.00 Ft
Family room 25.83 Ft x 13.17 Ft
Laundry room 7.33 Ft x 5.50 Ft
2pc Bathroom 5.83 Ft x 4.67 Ft
Other 19.50 Ft x 9.17 Ft
Dining room 13.50 Ft x 9.67 Ft

Foyer 9.67 Ft x 5.00 Ft
Primary Bedroom 16.33 Ft x 15.00 Ft
Bedroom 17.17 Ft x 11.50 Ft
Bedroom 13.50 Ft x 11.33 Ft
4pc Bathroom 10.50 Ft x 5.00 Ft
4pc Bathroom 10.67 Ft x 7.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://annalangrealestate.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

Living room 21.00 Ft x 13.50 Ft