



## 2503 48 Street Calgary Alberta

\$619,000

VIEW PROPERTY in a GREAT NW INNER CITY COMMUNITY! Redevelopment R-C1 lot with large updated living space. Million \$ Homes next door and nearby. This hillside bungalow in upper Montgomery is across from Montalban Park and next to the Community Garden. Enjoy the 1773 sq ft on one level plus an additional 488 sq ft basement. Magnificent views of the southwest skyline, Bow River valley, and breathtaking sunsets from the 400 sq ft deck! Improvements to the exterior include a new roof and shingles, exterior stucco, gutters, front wood deck, 23rd Ave. NW facing retaining wall and block system, stained balcony deck, new walkway on north side, expanded front drive-in parking area. Lots of interior remodelling - see photos for details. Great 1st Time Buyer home with multiple spaces for living and entertaining! Better value than an apartment condo or townhouse for the price! Living room and formal dining room have 9-foot ceilings, with bright south and west natural light. Updated kitchen has shaker maple cabinets, black appliances, a gas stove, and raised eating bar. There are 4 bedrooms on the main level, and one 4-piece bathroom with a 5' soaker tub, and a newer vanity. The basement has an office (that can be turned into a bedroom), 3-piece bath, large walk-in closet, and recreation room. Prime location within walking distance to paths along the Bow River, Shouldice Park & Aquatic Centre, and a short 5-minute walk to Market Mall & Landmark Cinemas. Close proximity to the University of Calgary, Children's Hospital and Foothills Hospital. Many other upgrades since 2005! (id:6769)

Recreational, Games room 9.17 Ft x 12.33 Ft

3pc Bathroom 8.50 Ft x 6.25 Ft

Laundry room 8.17 Ft x 5.67 Ft

Office 7.75 Ft x 10.17 Ft

Other 8.58 Ft x 3.83 Ft

Kitchen 18.08 Ft x 11.08 Ft

Breakfast 12.42 Ft x 12.42 Ft

Dining room 10.50 Ft x 18.08 Ft

Living room 18.58 Ft x 14.58 Ft

Primary Bedroom 10.67 Ft x 12.67 Ft

Bedroom 10.67 Ft x 12.33 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 12.33 Ft x 9.67 Ft

Other 13.75 Ft x 7.42 Ft

Bedroom 7.67 Ft x 16.58 Ft

Other 5.33 Ft x 5.92 Ft

Listing Presented By:



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