



## 5122 48 Street Calgary Alberta

\$729,000

EXCEPTIONAL DETACHED BUNGALOW WITH SEPARATE ENTRANCE! Welcome to this beautifully updated bungalow in the highly sought-after community of Varsity. This charming NW-facing home with excellent curb appeal and a covered front porch sits on a quiet street, offering the perfect blend of comfort and convenience. With over 2,100 sq. ft. of total living space, this 4-bedroom, 1 den, 2 full bath family home features an open-concept layout and a fully developed basement. The location is unbeatable—just minutes from Market Mall, the movie theatre, medical offices, the University of Calgary, Children's Hospital, and top-rated schools, plus a short walk to the Dalhousie C-Train Station. Step inside to an inviting open foyer leading to a spacious formal living room - a versatile area that can be tailored to your specific needs. The chef's kitchen is designed for cooking and entertaining, complete with oak cabinetry, granite countertops, tile backsplash, and a center island with seating. A cozy dining room with large windows fills the space with natural light. The main floor offers 3 generous bedrooms and a newly renovated full bath with a soaker tub (2022). The separate basement entrance opens to a large family/rec room, a den/office, 1 additional bedroom, and a 3-piece bath—perfect for guests, teens. Enjoy the fully fenced backyard with mature trees—ideal for summer gatherings. A single detached garage with a paved alleyway, RV parking and concrete patio provide ample space for vehicles and recreation. Additional upgrades include newer main-floor windows and both bathrooms renovated in 2022. This is a prime opportunity for families or investors looking for a great home in one of Calgary's most desirable areas. Book your showing today! (id:6769)

Family room 25.50 Ft x 12.67 Ft

Den 12.00 Ft x 9.08 Ft

Bedroom 12.75 Ft x 9.08 Ft

Other 13.25 Ft x 9.83 Ft

3pc Bathroom 8.08 Ft x 6.17 Ft

Foyer 13.83 Ft x 4.08 Ft

Living room 15.50 Ft x 13.42 Ft

Kitchen 13.42 Ft x 8.50 Ft

Dining room 13.42 Ft x 8.17 Ft

Primary Bedroom 13.42 Ft x 10.00 Ft

Bedroom 13.42 Ft x 9.00 Ft

Bedroom 9.92 Ft x 8.83 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Listing Presented By:



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