



# 5122 48 Street Calgary Alberta

\$715,000

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. (id:6769)

3pc Bathroom 6.25 Ft x 8.08 Ft

Bedroom 9.17 Ft x 12.08 Ft

Office 12.83 Ft x 9.25 Ft

Recreational, Games room 25.92 Ft x 33.92 Ft

Furnace 13.25 Ft x 10.00 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Bedroom 8.83 Ft x 10.00 Ft

Bedroom 13.42 Ft x 9.00 Ft

Dining room 13.42 Ft x 8.25 Ft

Kitchen 13.42 Ft x 8.42 Ft

Living room 13.42 Ft x 15.33 Ft

Primary Bedroom 13.42 Ft x 10.00 Ft

Listing Presented By:



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Grand Realty

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**RE/MAX Realty Professionals**

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