

# \$749,900 - 5112 48 Street Nw, Calgary

MLS® #A2202001

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,210 sqft  
Residential on 0.13 Acres

Varsity, Calgary, Alberta

## PRE-LISTING HOME INSPECTION

AVAILABLE! Welcome to your new home in the heart of Varsity! This beautiful property offers a wonderful blend of comfort, convenience, and charm. Nestled in one of Calgary's most desirable neighborhoods, this home promises the perfect lifestyle you've been searching for.

This lovely home features inviting living spaces, with 3 bedrooms upstairs complemented by a 3-piece bathroom and a convenient 2-piece ensuite off the primary bedroom. Downstairs, you'll find an additional 2 bedrooms and another 3-piece bathroom. The bright and spacious layout ensures abundant natural light throughout the day, offering delightful morning sunrises from the kitchen window and breathtaking evening sunsets from the living room. The kitchen boasts stunning granite countertops, enhancing the home's elegance and style. 2016 SAW MANY IMPROVEMENTS ON THE MAIN FLOOR INCLUDING BATHROOMS, WINDOWS, KITCHEN AND FLOORING. The roof was also redone in 2018.

The finished basement provides abundant opportunity to truly make it your own, whether as a personalized retreat or entertainment space. Outdoors, the backyard offers excellent potential for landscaping to create your ideal outdoor oasis. Additionally, there's a spacious double-car garage that backs onto an



extra-wide paved lane, ensuring ease and convenience.

Location is a significant advantage, with Varsity Plaza just a short walk away, offering restaurants, coffee shop, a yoga studio, and a medical clinic. Schools including Saint Vincent de Paul Elementary and Junior High, Varsity Acres Elementary, and Marion Carson Elementary are within a short walk. Dalhousie CTrain Station is only a 9 minute walk away. University of Calgary is a short drive away and can also be accessed by CTrain or bus.

Enjoy community amenities including tennis courts and an ice rink at the nearby Varsity Community Association, is just a short distance away. Shopping convenience is provided by Market Mall and the soon-to-open Italian Centre at Northland Plaza, both accessible within minutes.

Varsity is renowned for its vibrant community spirit, lush green parks, family-friendly atmosphere, and proximity to downtown Calgary. Whether enjoying local dining, walking to nearby schools, or participating in community activities, this home perfectly complements your lifestyle.

Don't miss this exceptional opportunity to make Varsity your new home. Please note most of the furniture is negotiable too. HOME INSPECTION AVAILABLE! PLEASE SEE THE QR CODE TO THE HOME INSPECTION ON THE BACKSIDE OF THE LISTING SHEET AT THE HOUSE.

Schedule your private viewing with your favourite Realtor today!

Built in 1967

## **Essential Information**

MLS® #	A2202001
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5112 48 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0S9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	24
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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