

4904 48 Street NW
Calgary, Alberta

MLS # A2212359



\$789,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Natural Woodwork, Open Floorplan, Vinyl Windows		

Inclusions: N/A

DOUBLE detached garage, SINGLE attached garage, 5 bedroom, 2.5 bath home in sought-after Varsity, within walking distance to a great dog park. The main floor features refinished hardwood floors, and newer ceramic tile. The kitchen has been completely custom renovated, with lots of cupboard space, raised kitchen breakfast bar, tile backsplash, convection oven, quiet Bosch dishwasher, and toe kick for the central vacuum system. The main floor 4 piece bath has also been renovated, including granite counters. The basement offers very functional space with 7 foot, 6 inch knock down ceilings with pot lights, 2 bedrooms with newer windows, built in cabinet storage system, additional full bath, Bosch washer & dryer. All of the windows have been done, as has the HIGH QUALITY torch-on roof, fascia, soffits, and eaves troughs. Out back enjoy the resurfaced South facing deck, BBQ GAS LINE, large yard, cedar fencing, 2024 NEW built OVERSIZED double detached garage, VALUE \$50,000 in photo. Single attached garage can be easily converted into additional living space/home office. The home also features custom pleated window coverings. Welcome to your lovely new home! Open house 1:30-4pm on April 26 & 27.