

# \$759,900 - 5112 48 Street Nw, Calgary

MLS® #A2217017

**\$759,900**

5 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.13 Acres

Varsity, Calgary, Alberta

**\*\*OPEN HOUSES THIS WEEKEND\*\***

**PRE-LISTING HOME INSPECTION**

**AVAILABLE â€” SEE QR CODE AT THE PROPERTY!**

Welcome to this inviting and beautifully updated home in the heart of Varsity, one of Calgaryâ€™s most sought-after communities. This charming property blends comfort, functionality, and location to offer a lifestyle youâ€™ll love.

Step inside to discover light-filled living spaces thoughtfully designed for everyday living and entertaining. The main floor features 3 spacious bedrooms, a refreshed 3-piece bathroom, and a private 2-piece ensuite off the primary bedroom. Downstairs, the fully finished and **UPDATED BASEMENT (2025)** offers flexibility with 2 additional bedrooms and a 3-piece bathroom â€” ideal for guests, family, or a home office setup.

The stylish kitchen boasts granite countertops and enjoys wonderful morning sunshine, while the cozy living room provides a perfect spot to relax and take in gorgeous evening sunsets. Extensive updates were completed in 2016, including renovations to the bathrooms, kitchen, flooring, and windows. Additionally, the roof was replaced in 2018, ensuring peace of mind for years to come. The downstairs has new carpet, paint, doors and lighting. Outside, the backyard is ready for your landscaping vision, and the large double detached garage offers excellent storage and is easily accessible via an extra-wide paved



laneway.

Perfectly positioned for convenience, this home is walking distance to Varsity Plaza, offering a variety of restaurants, coffee shops, a yoga studio, and a medical clinic. Nearby schools include Saint Vincent de Paul, Varsity Acres, and Marion Carson Elementary.

Commuting is a breeze with Dalhousie CTrain Station just a 9-minute walk away and the University of Calgary within easy reach.

Residents also enjoy fantastic community amenities such as tennis courts, an ice rink, and close proximity to Market Mall and the soon-to-open Italian Centre at Northland Plaza.

Varsity is celebrated for its green spaces, friendly neighbours, and unmatched access to all Calgary has to offer. This home delivers an exceptional opportunity to join a vibrant, established community.

Most furniture is negotiable. Don't miss out – book your private showing with your favourite Realtor today!

Built in 1967

## Essential Information

MLS® #	A2217017
Price	\$759,900
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, Vinyl Windows
Appliances	Dishwasher, Freezer, 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	Rain Gutters
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	May 2nd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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