

# \$789,000 - 4904 48 Street Nw, Calgary

MLS® #A2212359

**\$789,000**

5 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.13 Acres

Varsity, Calgary, Alberta

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 1:30-4:30pm on Sun. April 20.

Built in 1966

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2212359    |
| Price          | \$789,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,101       |
| Acres          | 0.13        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4904 48 Street Nw |
| Subdivision | Varsity           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3A0S7            |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Single Garage Attached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Natural Woodwork, Open Floorplan, Vinyl Windows            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Barbecue, BBQ gas line |
| Lot Description   | Back Lane                            |

|              |                          |
|--------------|--------------------------|
| Roof         | Other                    |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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