

**4904 48 Street NW**  
**Calgary, Alberta****MLS # A2218407****\$775,000**

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, Oversized, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

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		

**Inclusions:** N/A

Priced \$30,000 Below City Assessment! Welcome to this beautifully updated 5-bedroom, 3-bathroom home in the highly desirable community of Varsity. Situated on a corner lot just steps from Varsity Ravine Park, this property offers the perfect blend of comfort, convenience, and value. With over 1,800 square feet of developed space, it's ideal for families of all sizes or anyone seeking a spacious, move-in-ready home in northwest Calgary. The main floor features a wide, welcoming entrance that opens into a bright, west-facing living room. Large windows flood the space with natural light, creating a warm and inviting atmosphere for everyday living or entertaining. The open-concept kitchen is both functional and stylish, with ample cabinet space, generous countertops, and quality appliances. The primary bedroom includes a private 2-piece ensuite and a large closet. Two additional bedrooms and a full bathroom complete the main floor. The fully developed basement expands your living space with a large recreation room—perfect for movie nights, hobbies, or a home gym. You'll also find a dedicated office space and two extra bedrooms, making this level ideal for teens, guests, or multi-generational living. A third full bathroom adds to the home's comfort and flexibility. Out back, enjoy a large yard and an elevated deck equipped with a gas line—ideal for summer BBQs or relaxing in the sun. A new oversized double garage, built in 2023 and valued at approximately \$50,000, offers ample space for two vehicles, bikes, tools, and storage. Additionally, the attached single garage offers potential for conversion into a workshop, guest suite, home office, or recreation room. This home is close to the

LRT (a pleasant stroll through the park!), Market Mall (perfect for winter mall walkers!), Bowmont Park (river paths and bike trails!), gyms (brand new GoodLife Fitness!), hospitals, the U of C, and several highly rated schools, including Winston Churchill. It also provides easy access to major routes like Crowchild Tr. and 16th Ave.—making commuting downtown or escaping to the mountains quick and easy. Don't miss this incredible opportunity to own a spacious, well-maintained home in one of Calgary's most established and convenient neighborhoods—at a price well below city assessment! OPEN HOUSE 1:30-4pm May 11.