

# \$775,000 - 4904 48 Street Nw, Calgary

MLS® #A2218407

**\$775,000**

5 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.13 Acres

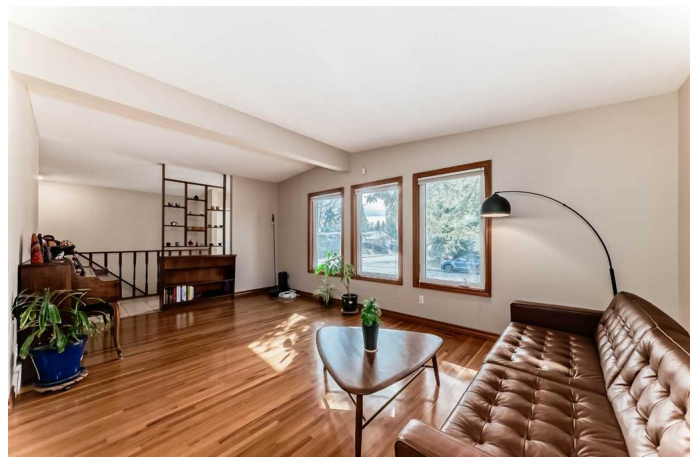
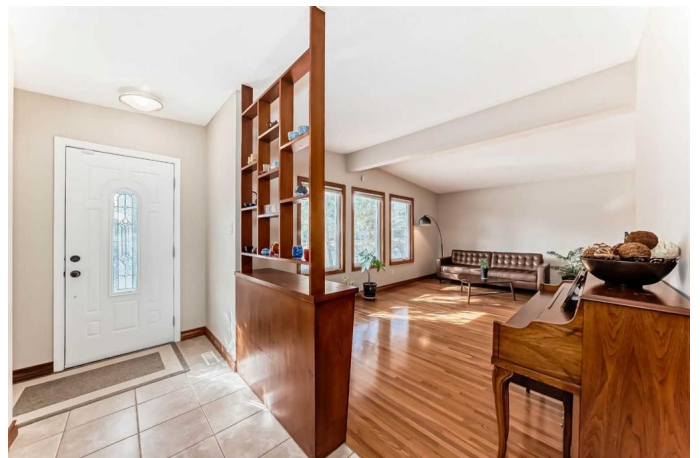
Varsity, Calgary, Alberta

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. 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.

Built in 1966

## **Essential Information**

MLS® #	A2218407
Price	\$775,000
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, Oversized, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

Roof	Other
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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