

# \$548,888 - 2207 48 Street Ne, Calgary

MLS® #A2253419

**\$548,888**

5 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.11 Acres

Rundle, Calgary, Alberta

Discover the perfect blend of comfort, style, and opportunity in this inviting Rundle bungalow, offering over 2,322 sq ft of living space in a family-friendly community. The sun-filled main floor welcomes you with a spacious living room, a cozy family room, and a beautifully renovated kitchen and dining area—designed for both everyday living and entertaining—alongside a private primary retreat with its own 3pc ensuite, two additional bedrooms, and a full bath. Downstairs, a fully developed basement with separate entrance provides incredible flexibility, featuring two bedrooms, a full bath, kitchen, and generous rec spaces. Outside, enjoy a large lot with room to garden, play, or host summer barbecues, all within walking distance to schools, playgrounds, and the Rundle LRT station for quick downtown access. Just minutes away, you'll find Sunridge Mall, grocery stores, restaurants, medical centres, and the Peter Lougheed Centre, plus easy connections to major routes like 16 Avenue NE and Barlow Trail. Whether you're looking for a move-in-ready home or an investment this property is ideal for both. Please call your favorite realtor today to book your appointment.

Built in 1975

## Essential Information

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Price	\$548,888
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,249
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2207 48 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2N5

### Amenities

Parking Spaces	2
Parking	Alley Access, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Standard Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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