



2708 48 Street NE
Calgary, Alberta

MLS # A2321700



\$585,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage

Inclusions: Sauna, Pond pump, Central-Vac (AS IS CONDITION), Furnishing(Contact Listing Agent)

Welcome to 2708 48 Street NE — a truly special home where pride of ownership is evident in every detail. Lovingly maintained and thoughtfully upgraded over the years, this beautifully cared-for 4-bedroom, 2-bathroom home offers a rare opportunity to own a property where every renovation was completed with intention, creating the perfect balance of comfort, functionality, and timeless design. Inside, you’ll immediately appreciate the extensive updates throughout. The beautifully renovated kitchen (2012) was thoughtfully designed with a baker in mind, offering exceptional workspace, smart storage solutions, and a highly functional layout perfect for cooking, entertaining, and gathering with family. It truly serves as the heart of the home. Major updates completed over the years reflect the exceptional care put into the property, including all windows replaced in 2009 and a brand new furnace installed this year, offering peace of mind for years to come. Step outside and discover a backyard designed to be your own private retreat. Situated on a large lot, this professionally landscaped outdoor space has been carefully curated to create a peaceful oasis in the city. Enjoy the tranquil sound of the fully functioning pond feature, a charming greenhouse perfect for gardening enthusiasts, and plenty of space to relax, entertain, or simply enjoy the outdoors. Completing the property is an oversized 24x23 double detached garage, offering exceptional space for vehicles, storage, hobbies, or a workshop setup. The home continues to impress with unique wellness-inspired features rarely found at this price point, including a luxurious BainUltra therapeutic tub designed to create a true spa-like experience, along with your very own private sauna in the basement, bringing relaxation and comfort directly into your everyday routine. Located in the established community of

Rundle, this centrally located home offers incredible convenience with quick access to schools, shopping, restaurants, parks, transit, and major roadways. Perfect for first-time buyers, growing families, or anyone looking for a move-in-ready home that has been exceptionally maintained and genuinely loved. Homes where this level of care, thoughtful upgrades, and pride of ownership shine through so clearly rarely come to market — this is one you truly need to experience in person.