



**GRASSROOTS**  
REALTY GROUP

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**3523 48 Street NE**  
**Calgary, Alberta**

**MLS # A2325393**



**\$504,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                  |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | Bungalow                   |               |                   |
| <b>Size:</b>     | 1,098 sq.ft.               | <b>Age:</b>   | 1975 (51 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** n/a

Well maintained fully developed 4 bedroom bungalow on extra wide lot . Features include west backyard , big double garage , and numerous upgrades . Recent upgrades to furnace , watertank , carpet , vinyl flooring, and current colours. Superb location close to transit , shopping , and schools . Lower development features an extra bedroom , , a wet bar , a 3 piece bathroom , a large recroom , and a den .  
. See virtual tour for 360;s