



GRASSROOTS
REALTY GROUP

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1123 48 Avenue NW
Calgary, Alberta

MLS # A2331596



\$689,900

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Irregular Lot, Landscaped, Slope		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Storage Shed, Basement Fridge (As Is), 2 TV Wallmounts with TV's, Ikea Shelving Unit in Basement Flex Room, Shelving in Garage

Beautifully Maintained and Updated Home has been in the Family for Many, Many Years. Situated in the Quiet, Sought-After community of North Haven, this home is located across the street from the Community Centre and Steps from the North Haven Elementary School. Renovated White Kitchen with Adura Luxury Vinyl Tile Flooring, Updated Bathrooms, Upstairs Windows (except for the Living Room) replaced, Roofing on House redone in 2021 along with Shingles on Garage & Storage Shed, Original Hardwood Floors, Fully Developed Basement with Huge Family Room, Beautiful 3 Piece Bathroom & Flex Room which has been used as a bedroom (Window does not meet egress requirement for a bedroom). Fantastic, Private Backyard with Gorgeous Landscaping, Underground Sprinklers, Deck off Patio Doors from Kitchen, Lower Patio and Double Detached Heated Garage, Storage Shed. Excellent Location with easy access to Major Roadways - Deerfoot Trail, John Laurie Blvd., 14th St. - minutes to Nose Hill Park, the Winter Club. This is truly a Great Home with Wonderful Neighbours!