



GRASSROOTS
REALTY GROUP

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4831 48 Street NW
Calgary, Alberta

MLS # A2347988



\$660,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Wood Windows		

Inclusions: Table & chair in kitchen, window coverings, shelving in garage, shed in back yard, microwave in garage, lawn mower in garage.

Welcome to this 1966 character bungalow in Varsity, one of Calgary's most established and sought-after family neighbourhoods. With 6 bedrooms and 2 bathrooms, this home has room for a large family, multigenerational living, or work-from-home flexibility. Real hardwood floors and the timeless bungalow layout give it the warmth of mid-century character, and the mature tree-lined streets Varsity is known for are right outside your door. The oversized double detached garage has a brand-new roof and back alley access, so you get room for vehicles, a workshop, and storage. Families will love the school options nearby, including Marion Carson School, Varsity Acres School (French Immersion), St. Vincent de Paul Elementary & Junior High, F.E. Osborne Junior High, and Sir Winston Churchill High School. The University of Calgary, Market Mall, Foothills Medical Centre, Alberta Children's Hospital, and Bow River pathways are all minutes away. Varsity's strong community spirit, pride of ownership, and long-standing reputation make it a prestigious address for families who want a real neighbourhood. A rare opportunity to secure a spacious character home in a premier location. Book your showing today!