

# \$759,900 - 5112 48 Street Nw, Calgary

MLS® #A2217017

**\$759,900**

5 Bedroom, 3.00 Bathroom, 1,210 sqft  
Residential on 0.13 Acres

Varsity, Calgary, Alberta

OPEN HOUSE Thursday 4-7pm and  
Saturday/Sunday 1-3pm (May 15, 17 &  
18)....PRE-LISTING HOME INSPECTION  
AVAILABLE â€” SEE QR CODE AT THE  
PROPERTY!

Welcome to this inviting and beautifully  
updated home in the heart of Varsity, one of  
Calgaryâ€™s most sought-after communities.  
This charming property blends comfort,  
functionality, and location to offer a lifestyle  
youâ€™ll love.

Step inside to discover light-filled living spaces  
thoughtfully designed for everyday living and  
entertaining. The main floor features 3  
spacious bedrooms, a refreshed 3-piece  
bathroom, and a private 2-piece ensuite off the  
primary bedroom. Downstairs, the fully finished  
and UPDATED BASEMENT (2025) offers  
flexibility with 2 additional bedrooms and a  
3-piece bathroom â€” ideal for guests, family,  
or a home office setup.

The stylish kitchen boasts granite countertops  
and enjoys wonderful morning sunshine, while  
the cozy living room provides a perfect spot to  
relax and take in gorgeous evening sunsets.  
Extensive updates were completed in 2016,  
including renovations to the bathrooms,  
kitchen, flooring, and windows. Additionally,  
the roof was replaced in 2018, ensuring peace  
of mind for years to come. The downstairs has  
new carpet, paint, doors and lighting.  
Outside, the backyard is ready for your  
landscaping vision, and the large double  
detached garage offers excellent storage and



is easily accessible via an extra-wide paved laneway.

Perfectly positioned for convenience, this home is walking distance to Varsity Plaza, offering a variety of restaurants, coffee shops, a yoga studio, and a medical clinic. Nearby schools include Saint Vincent de Paul, Varsity Acres, and Marion Carson Elementary.

Commuting is a breeze with DALHOUSIE C-TRAIN ONLY A 9 MINUTE WALK away and the University of Calgary within easy reach.

Residents also enjoy fantastic community amenities such as tennis courts, an ice rink, and close proximity to Market Mall and the soon-to-open Italian Centre at Northland Plaza.

Varsity is celebrated for its green spaces, friendly neighbours, and unmatched access to all Calgary has to offer. This home delivers an exceptional opportunity to join a vibrant, established community. SELLER IS OFFERING TO PAY UP TO \$2000 TOWARDS THE BUYER'S CLOSING COSTS. Most furniture is negotiable. Don't miss out - book your private showing with your favourite Realtor today!

Built in 1967

## Essential Information

MLS® #	A2217017
Price	\$759,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	5112 48 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0S9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	12
Zoning	R-CG

**Listing Details**

Listing Office                  Royal LePage Benchmark

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