

1832 48 Street NE
Calgary, Alberta

MLS # A2179674



\$575,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	947 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this well-maintained bungalow located in the heart of the family-friendly Rundle community. This home features 5 bedrooms—2 on the main level and 3 in the basement—offering plenty of space for a growing family. Each floor is equipped with a 4-piece bathroom, ensuring convenience for all. The home has been updated with a high-efficiency furnace and air conditioning, providing year-round comfort, along with upgraded insulation for energy efficiency. You'll also find an oversized double garage (22x26), ideal for extra storage or workspace. Situated in a vibrant neighborhood with parks, schools, and local shopping nearby, this property also boasts excellent access to public transportation, making commuting easy. This home offers the perfect blend of comfort, convenience, and community.