

# \$725,000 - 5122 48 Street Nw, Calgary

MLS® #A2238851

**\$725,000**

5 Bedroom, 2.00 Bathroom, 1,118 sqft  
Residential on 0.13 Acres

Varsity, Calgary, Alberta

Fantastic Investment Opportunity in  
Sought-After Varsity!

Opportunity knocks in Varsity! A timeless NW gem known for its top schools, green spaces and unbeatable convenience! This Charming 5-Bedroom, 2-Bath Bungalow offers over 2,000 sqft of developed living space in one of Calgary's most desirable communities. Whether seeking a solid investment property or a flexible home with income potential, this versatile bungalow fits the bill. The main floor features 3 bedrooms, a full 4-piece bath, a spacious Living room, and a Kitchen with a center island, granite countertops, and an eating bar, perfect for family meals or entertaining. The fully finished basement has a separate entrance, 2 additional bedrooms, a 3-piece bath, and a generous living area, ideal for tenants, guests, or extended family.

Outside, enjoy a landscaped and fenced backyard with back lane access and a concrete pad that can accommodate an RV if needed, along with mature trees, a single detached garage, and a cozy front porch to enjoy while sipping your morning coffee. Located in Varsity, you're minutes from the University of Calgary, shopping, transit, and top-rated schools, making this an excellent choice for both homeowners and investors. Live upstairs and rent the basement, or rent both levels for strong cash flow potential. This is an unbeatable location with serious upside. Don't miss your chance to own in Varsity,



this opportunity won't last!

Built in 1967

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238851    |
| Price          | \$725,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,118       |
| Acres          | 0.13        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5122 48 Street Nw |
| Subdivision | Varsity           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3A 0S9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Family Room, Gas               |
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Finished, Full |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt                                                  |
| Construction      | Brick, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 35              |
| Zoning         | R-CG            |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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