

# \$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	64
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.