

# \$799,900 - 5023 48 Street Nw, Calgary

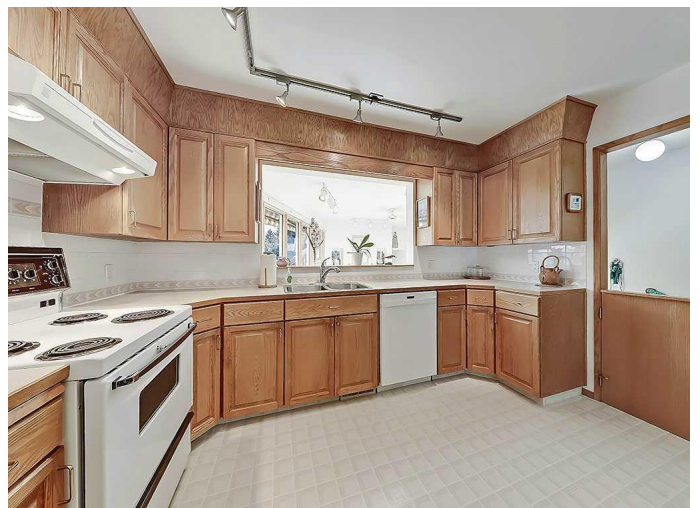
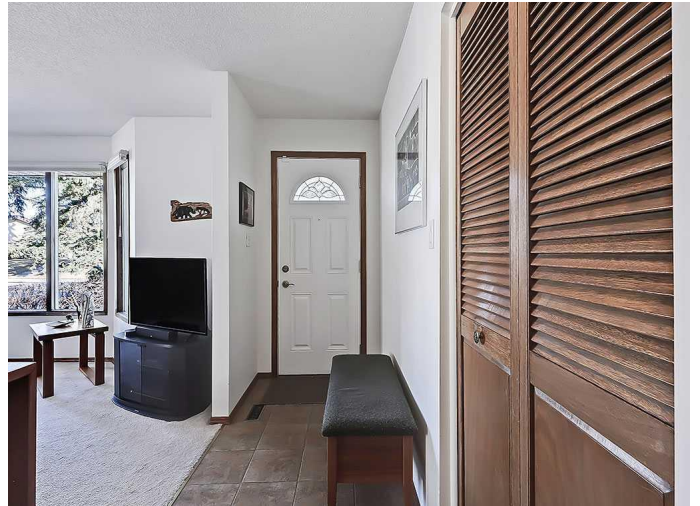
MLS® #A2204448

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,576 sqft  
Residential on 0.13 Acres

Varsity, Calgary, Alberta

Welcome to 5023 48 St NW, an exceptional 4-bedroom, 3-bathroom home in the heart of Varsity—one of Calgary’s most sought-after neighbourhoods. Designed for modern, energy-efficient living, this home boasts 29 solar panels (installed in 2023), an electric car charger in the garage, and an efficient Arctic heat pump to maintain year-round comfort in the stunning addition. Step inside to discover a thoughtfully expanded layout featuring a massive addition with soaring ceilings and expansive south-facing windows that flood the space with natural light throughout the day. The kitchen overlooks this incredible space, creating a seamless connection between cooking, dining, and entertaining. Whether hosting gatherings or enjoying a quiet morning coffee, this sunlit retreat will quickly become your favorite spot in the home. The property offers a total of four spacious bedrooms and three full bathrooms, ensuring ample space for family and guests. The lower level is a standout, featuring a dedicated workshop—perfect for DIY projects or hobbies—as well as a cold storage room, ideal for keeping preserves, wine, or extra pantry items. Recent upgrades provide peace of mind, including a brand-new furnace (2024) and a hot water tank (2020). Outside, the property continues to impress with a large shed for additional storage and an attached greenhouse connected to the garage and accessed from the home, making it the perfect place to enjoy your plants year-round. The



backyard is a private oasis, complete with a great patio featuring a power retractable awning, offering the perfect blend of sun and shade for outdoor relaxation and entertaining. Located in a prime location, you're just minutes from Market Mall, top-rated schools, major transportation routes, parks, and amenities. Varsity is known for its tree-lined streets, excellent walk-ability, and strong sense of communityâ€™making it an ideal place to call home. Donâ€™t miss your chance to own this one-of-a-kind, energy-efficient home in Varsity!

Built in 1967

### **Essential Information**

MLS® #	A2204448
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,576
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5023 48 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0S8

### **Amenities**

Parking Spaces	1
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Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Storage, Track Lighting  
Appliances Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Baseboard, Fireplace(s), Forced Air, Heat Pump, See Remarks  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Awning(s), Garden, Private Yard, Rain Barrel/Cistern(s), Rain Gutters  
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Lawn, Level, Many Trees, See Remarks, Native Plants  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame, Wood Siding, Aluminum Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025  
Days on Market 3  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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