

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

MLS® #A2204448

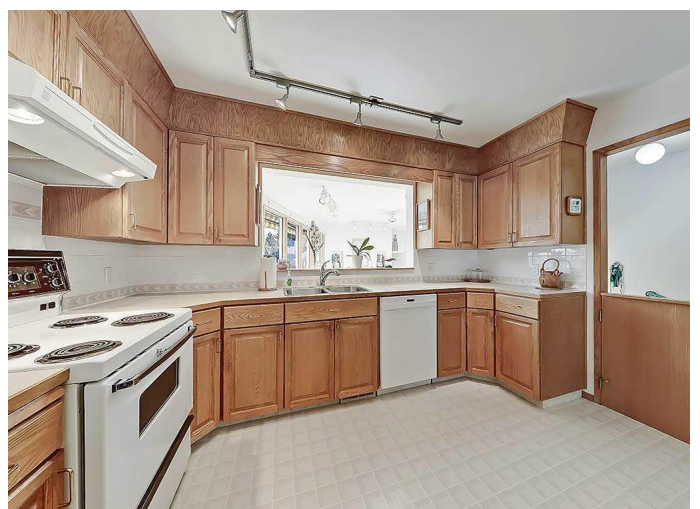
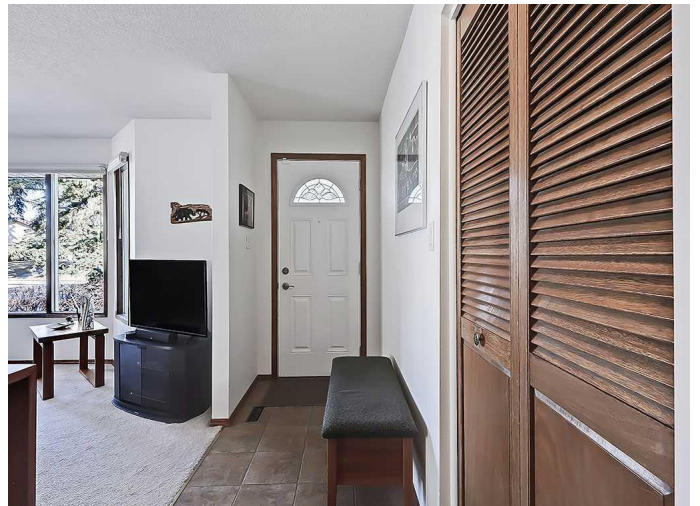
**\$799,900**

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

Varsity, Calgary, Alberta

**\*Open House Saturday April 5 1-4pm\***

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
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
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	Garden, Private Yard, Rain Gutters, Awning(s), Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Lawn, Level, Many Trees, Native Plants, See Remarks, City Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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