

3503 48 Street NE
Calgary, Alberta

MLS # A2293411



\$659,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Beautifully upgraded bungalow on a prime corner lot in the heart of Whitehorn! This well-maintained home offers a rare combination of space, functionality, and income potential with a fully developed 2-bedroom basement suite (illegal) and a renovated 3-bedroom main floor. The main level features a bright, open layout with modern upgrades throughout, creating a warm and inviting living space. Recent improvements include a newer furnace and hot water tank, providing peace of mind and long-term value. Step outside to enjoy low-maintenance concrete patios at the front and back—perfect for relaxing or entertaining. The property truly shines with an oversized heated double garage and a gated drive-in yard, offering ample room for RV parking, additional vehicles, or work equipment. The fully developed basement includes a 2-bedroom (illegal) suite with shared laundry, ideal for extended family or as a mortgage helper. Located in a convenient, family-friendly neighborhood close to schools, shopping, public transit, and major roadways—this is an excellent opportunity for both homeowners and investors alike.