

1328 48 Avenue NW
Calgary, Alberta

MLS # A2310680



\$660,000

Division:	North Haven		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,654 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Garden, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Hot tub w. cover, TV mount(s) (Buyer can keep if wanting), shed

Welcome to a Warm and Well-Loved Split-Level Home in North Haven This inviting three-level split home, built in 1987, is nestled among other well-maintained and appreciating properties in the heart of North Haven, creating a welcoming sense of community and long-term value. The home offers a thoughtful layout that balances comfortable living with versatile space for families, professionals, and those who love to entertain. Over the past five years, the home has benefited from meaningful updates that enhance both function and comfort. Improvements include new carpet, vinyl flooring, doors, and baseboards on the main level, a fully finished basement, a new vanity in the primary bathroom, and all toilets replaced throughout the home—bringing peace of mind and modern convenience. Step outside and discover a private backyard oasis designed for both relaxation and family life. A six-person hot tub, located just steps from the kitchen, offers year-round enjoyment—particularly on crisp winter evenings. The yard is well-suited for children and pets, featuring two fenced runs on either side of the home, ideal for dogs, along with a recently replaced rear fence. One of the home’s most exceptional features is its proximity to Nose Hill Park, one of the largest urban parks in North America, offering over 117km² of protected green space for year-round recreation. The location is equally convenient for daily living, with two neighbourhood playgrounds, an elementary school, a community centre, and daycare all within walking distance. Commuting is effortless, with the 414 bus just a 2-minute walk away and the No. 25 bus a 7-minute walk, providing a quick route to downtown Calgary. The home is 15—20 minutes from downtown, 10—15 minutes from the University of Calgary and Alberta Children’s Hospital, and only 5 minutes by car

from a major grocery store and pharmacy, offering an ideal blend of accessibility and tranquil residential living. This well-cared-for home combines thoughtful upgrades, indoor-outdoor living, and an outstanding location—making it a truly special opportunity in one of Calgary’s most established northwest communities.