

\$689,800 - 2412 48 Street Nw, Calgary

MLS® #A2102510

\$689,800

3 Bedroom, 2.00 Bathroom, 1,460 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

NOTE to realtors: PLEASE DON'T LET OUT THE CAT. ---- updated 1460 sq. ft. bungalow in upper Montgomery backing onto beautiful Montalban park.. View from the front is onto Signal Hill Ridge and Bowness River Ravine with partial mountain view. --- 2 bedroom, 2 full bathroom, den or 3rd bedroom, Hardwood or tile throughout. --- Ensuite with soaker tub --- Newer furnace, recent new roof, and retaining wall in back totally rebuilt about 8 years ago. --- Back yard is fully fenced. --- From the freshly painted front deck, enjoy partial mountain views. (Redevelopment of a two story home could capture unobstructed views). --- Walking distance to Market Mall shopping, Grocery, Children's Hospital. --- 10 minutes to U of C, Foothills Hospital, and Downtown. --- Great Location, with dog park directly behind, Bow River down the hill, and amenities a few blocks away.

Built in 1954

Essential Information

MLS® #	A2102510
Price	\$689,800
Sold Price	\$670,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,460
Acres	0.14



Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2412 48 Street NW
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1B7

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Detached

Interior

Interior Features	Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	February 29th, 2024
Days on Market	41
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office The Real Estate Company

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