

\$879,000 - 2727 48 Avenue Nw, Calgary

MLS® #A2153661

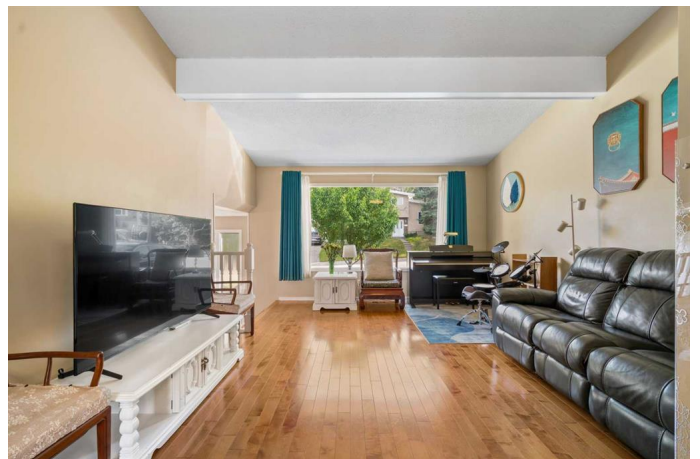
\$879,000

4 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.17 Acres

Charleswood, Calgary, Alberta

Exceptional opportunity awaits to own a 2500+ sqft home in the sought after community of Charleswood. This rare 2 Storey Split features vaulted ceilings, gleaming hardwood floors, 4 bedrooms, 3 bathrooms, formal dining, a single attached garage, oversized double detached garage and an oversized lot with a South facing backyard. Upon entrance of the home you are welcomed into a large foyer with access to the main living room or lower family room. The large kitchen features ample storage space, a gas range, island, access to the formal dining room with additional storage and access to your patio which leads into the beautiful private south facing backyard. The second level offers 3 bedrooms including the primary bedroom with ensuite bathroom and main 4 piece bathroom. The lower level features access to the backyard, the fourth bedroom (which could be utilized as an office), 2 piece bathroom, a large family room with a wood burning fireplace and built-in storage, as well as a large storage room which could be converted to main floor laundry. The basement offers a spacious developed living space, crawl space storage and the laundry/mechanical room. Parking at this home is never a problem with a driveway, front attached single garage with man door access into the main floor and an oversized detached garage with alley access. The exterior curb appeal is accentuated with timeless brick and neutral tones. This beautiful home is situated on a quiet street steps from parks and green



space. The home offers the following upgrades: Metal roof (lifespan up to 70 years), New garage shingles (2021), New Refrigerator (2021), Additional matching custom cabinets in the kitchen & dining room (2021), Fresh paint throughout (2021), Updated light fixtures (2021), New Range hood (2021), Hardwood Installed upstairs (2021). Charleswood is conveniently located South of John Laurie Blvd, Walking/biking distance to Nose Hill Park & Confederation Park, Transit friendly with major bus routes walking distance away as well as access to the Calgary C-Train. The community offers several schools including elementary, middle school, traditional learning and a highschool nearby.

Built in 1965

Essential Information

MLS® #	A2153661
Price	\$879,000
Sold Price	\$911,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,967
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	2727 48 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2L 1C4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Garage Faces Rear, Off Street, Single Garage Attached

Interior

Interior Features	Beamed Ceilings, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance Landscape, Interior Lot, Level
Roof	Asphalt Shingle, Metal
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	August 9th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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