

\$780,000 - 1303 48 Avenue Nw, Calgary

MLS® #A2250829

\$780,000

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.13 Acres

North Haven, Calgary, Alberta

OPEN HOUSE THIS SUNDAY AUGUST 31st FROM 11am-1pm! Welcome to this lovely 4-bedroom bungalow, ideally situated on a giant lot in a tranquil neighborhood. This home showcases a stunning custom legacy kitchen, complete with premium upgrades such as dovetail drawers, a large island, a Miele fridge, a Wolf cooktop, a Bosch oven, and a touchless kitchen faucet. The electrical system has been thoughtfully upgraded with low-voltage pot lights throughout the main areas, all featuring sectional control. Enjoy the convenience of Lutron light switches with screwless plates, a whole-home surge protector, and a large projection TV with surround sound for your entertainment. Plumbing enhancements include elegant Kohler fixtures, a digital Kohler shower, and luxurious Roben cabinets and mirrors equipped with a defogger and night light. This home's structure is in excellent condition, featuring a new roof, a new furnace, air conditioning, a water softener, hardy board siding, irrigation, a tankless hot water system, and added insulation for improved efficiency. Safety is paramount, with features such as radon mitigation, low EMF levels, and a history of no fertilizers or pesticides used on the property. The double detached garage accommodates two vehicles, while the backyard offers a private oasis for relaxation. Located just minutes from downtown, North Haven provides easy access to playgrounds, schools, Nose Hill Park, the North Haven



off-leash dog park, public transit, and convenient routes to 14th Street. This home truly has it all! Don't miss out"schedule your showing today!

Built in 1967

Essential Information

MLS® #	A2250829
Price	\$780,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1303 48 Avenue Nw
Subdivision	North Haven
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0J6

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.