

\$617,999 - 3407 48 Street Ne, Calgary

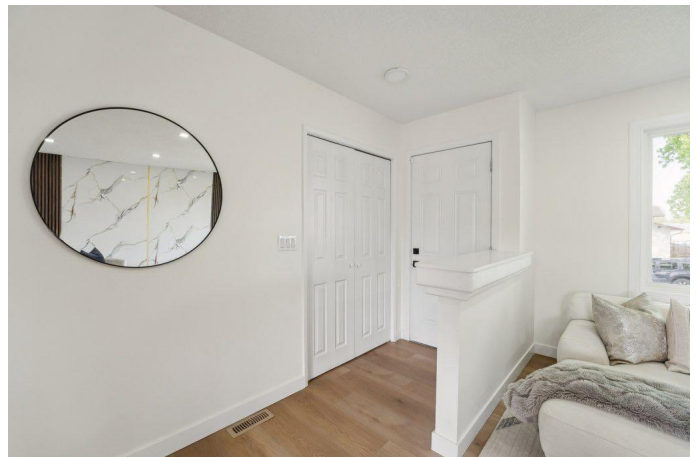
MLS® #A2220950

\$617,999

5 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

Welcome to this beautifully upgraded bungalow offering approximately 2,000 sq. ft. of total developed area, situated on a generously sized lot in the highly accessible and family-friendly neighbourhood of Whitehorn. The main level features a bright, OPEN-CONCEPT floor plan with expansive windows that allow for abundant natural light throughout. The inviting living area is anchored by a striking FEATURE WALL with elegant marble-inspired panels and wood slat accents, creating a modern yet timeless aesthetic. The newly renovated kitchen is equipped with QUARTZ COUNTERTOPS, a KITCHEN ISLAND with ample room for seating, TWO-TONE CABINETRY, BRAND-NEW STAINLESS STEEL APPLIANCES, GOLD-ACCENTED HARDWARE that elevates the space. Adjacent to the kitchen is a dedicated dining area, ideal for everyday family meals, or entertaining.. Throughout the home, you'll also find NEW VINYL FLOORING for a clean, contemporary look. Completing the main floor are 3 bedrooms and a FULLY UPDATED 4-PIECE BATHROOM featuring porcelain tile and GOLD FIXTURES. The FULLY DEVELOPED BASEMENT SUITE (illegal) features a SEPARATE ENTRANCE and includes TWO ADDITIONAL BEDROOMS, a MODERN KITCHEN, STAINLESS STEEL APPLIANCES including a microwave, a RENOVATED FULL BATHROOM, and a spacious living area. Stay cool during the warmer months with CENTRAL



AIR CONDITIONING. The exterior has been fully refreshed with NEW STUCCO PAINT, a NEWLY PAINTED FENCE, and a NEW EAVESTROUGH SYSTEM. The property also offers a SINGLE DETACHED GARAGE and can utilize ADDITIONAL GATED PARKING in the backyard. Enjoy the LARGE BACKYARD complete with a DEDICATED FIRE PIT AREA, perfect for outdoor relaxation and gatherings. This home is ideally located within walking distance to SCHOOLS, PARKS, PLAYGROUNDS, PUBLIC TRANSIT, GROCERY STORES, the TRAIN STATION, and MAJOR ROADWAYS, offering unmatched convenience in a vibrant, FAMILY-FRIENDLY COMMUNITY. Book your showing today.

Built in 1974

Essential Information

MLS® #	A2220950
Price	\$617,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3407 48 Street Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T1Y1R9
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Amenities

Parking Spaces	6
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Parking	Alley Access, Garage Door Opener, Garage Faces Rear, On Street, Oversized, Single Garage Detached
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# of Garages	1
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Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
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Heating	Forced Air, Natural Gas
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Cooling	Central Air, Full
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Has Basement	Yes
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Basement	Finished, Full, Suite
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Exterior

Exterior Features	Fire Pit
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Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Stucco
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 15th, 2025
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Days on Market	2
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Zoning	R-CG
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Listing Details

Listing Office	CIR Realty
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