

# \$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 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 Robern 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! Donâ€™t miss outâ€™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
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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