

# \$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

### Amenities

Parking Spaces 6

Parking Alley Access, Garage Door Opener, On Street, Oversized, Single Garage Detached, Garage Faces Rear

# of Garages 1

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air, Full

Has Basement Yes

Basement Finished, Full, Suite

### Exterior

Exterior Features Fire Pit

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### Additional Information

Date Listed May 15th, 2025

Days on Market 2

Zoning R-CG

### Listing Details

Listing Office CIR Realty

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