

# \$528,888 - 2207 48 Street Ne, Calgary

MLS® #A2253419

**\$528,888**

5 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.11 Acres

Rundle, Calgary, Alberta

Discover the perfect blend of comfort, style, and opportunity in this inviting Rundle bungalow, offering over 2,322 sq ft of living space in a family-friendly community. The sun-filled main floor welcomes you with a spacious living room, a cozy family room, and a beautifully renovated kitchen and dining area—designed for both everyday living and entertaining—alongside a private primary retreat with its own 3pc ensuite, two additional bedrooms, and a full bath. Downstairs, a fully developed basement with separate entrance provides incredible flexibility, featuring two bedrooms, a full bath, kitchen, and generous rec spaces. Outside, enjoy a large lot with room to garden, play, or host summer barbecues, all within walking distance to schools, playgrounds, and the Rundle LRT station for quick downtown access. Just minutes away, you'll find Sunridge Mall, grocery stores, restaurants, medical centres, and the Peter Lougheed Centre, plus easy connections to major routes like 16 Avenue NE and Barlow Trail. Whether you're looking for a move-in-ready home or an investment this property is ideal for both. Please call your favorite realtor today to book your appointment.

Built in 1975

## Essential Information

MLS® #

A2253419



|                |             |
|----------------|-------------|
| Price          | \$528,888   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,249       |
| Acres          | 0.11        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2207 48 Street Ne |
| Subdivision | Rundle            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 2N5           |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Single Garage Detached |
| # of Garages   | 1                                    |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full, Exterior Entry                          |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Standard Shaped Lot |
| Roof              | Asphalt             |
| Construction      | Vinyl Siding        |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 40                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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