



THE
A-TEAM

**RE/MAX
FIRST**

808 48 Avenue, Calgary T2S 1E8

MLS®#: **A2194911**

Area: **Britannia**

Listing Date: **02/20/25**

List Price: **\$1,599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Lot Information

Lot Sz Ar: **8,535 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,756**
Low Sqft:
Ttl Sqft: **1,756**

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Interior Lot**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Cement Fiber Board,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,No Smoking Home,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Wood Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	19`6" x 9`2"	Dining Room	Main	13`6" x 9`8"
Living Room	Main	21`0" x 13`6"	Foyer	Main	9`8" x 5`0"
Family Room	Lower	25`10" x 13`2"	Laundry	Lower	7`4" x 5`6"
Furnace/Utility Room	Basement	30`0" x 22`0"	Bedroom - Primary	Upper	16`4" x 15`0"
Bedroom	Upper	17`2" x 11`6"	Bedroom	Upper	13`6" x 11`4"
2pc Bathroom	Lower	5`10" x 4`8"	4pc Ensuite bath	Upper	10`6" x 5`0"

4pc Bathroom

Upper

10`8" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3700GO

Zoning:
R-CG

Remarks

Pub Rmks:

Located in the prestigious neighbourhood of Britannia, this beautifully upgraded 4-level split boasts over 3000 sqft of living space and offers a rare opportunity in one of Calgary's most sought-after communities. With 3 generously sized bedrooms, including a bright and airy primary retreat, 2.5 bathrooms and multiple levels of functional living space, this home is as spacious as it is charming. Thoughtfully renovated with recent upgrades including a new roof, electrical panel, attic insulation, windows, siding, hardwood floors, kitchen, and front door - the home blends modern updates with timeless charm. The main living area is warm and inviting, featuring an elegant gas fireplace that serves as the focal point of the space. The lower level is home to a massive family room with direct access to the backyard and hot tub, making it the perfect space for entertaining or relaxing after a long day. The expansive backyard includes a built-in outdoor fireplace, perfect for gathering with friends and family year-round. A double attached garage and extended driveway provide ample parking for up to 8 vehicles. Additionally, the unfinished basement offers a blank canvas, presenting endless possibilities for future development. Perfectly situated just steps from Britannia Plaza, residents will enjoy easy access to some of Calgary's top dining and shopping destinations, including Native Tongues Taqueria, Monogram Coffee, Primary Colours Café, Sunterra, and Village Ice Cream. A beautiful park with an outdoor skating rink is just a steps away, while the nearby Britannia Ridge and river pathway offer stunning city and mountain views, along with endless trails for walking and biking. A key advantage of this home is that it is not subject to the Britannia Caveat, meaning that the redevelopment opportunities on this 8538 sqft lot are abundant. Whether you're seeking a move-in-ready property, a renovation project, or a prime location for redevelopment, this home presents tremendous potential in an unbeatable location.

Inclusions:
Property Listed By:

Hot Tub
Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







