

# \$1,499,900 - 808 48 Avenue Sw, Calgary

MLS® #A2194911

**\$1,499,900**

3 Bedroom, 3.00 Bathroom, 1,756 sqft  
Residential on 0.20 Acres

Britannia, Calgary, Alberta

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 Caf , 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.

Built in 1956

### Essential Information

MLS® #	A2194911
Price	\$1,499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,756
Acres	0.20
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	808 48 Avenue Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1E8

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Driveway, Front Drive, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Wood Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Double Sided, Gas, Gas Starter, Wood Burning, Mixed
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	52
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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