



THE
A-TEAM

**RE/MAX
FIRST**

1320 56 Avenue, Calgary T2K 5M3

MLS®#: **A2144641** Area: **North Haven Upper** Listing Date: **06/27/24** List Price: **\$925,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **5,500 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,223**
 Low Sqft:
 Ttl Sqft: **1,223**

DOM

5
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Garden,Low Maintenance Landscape,Interior Lot,Landscaped,Paved,Rectangular Lot**

Park Feat:

Alley Access,Double Garage Detached,Heated Garage,Off Street,Oversized,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle,See Remarks**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`2" x 5`1"	3pc Bathroom	Main	8`1" x 4`11"
Bedroom	Main	13`2" x 9`7"	Dining Room	Main	10`0" x 7`11"
Kitchen	Main	12`7" x 13`7"	Living Room	Main	16`8" x 16`4"
Bedroom	Main	12`1" x 8`9"	Bedroom - Primary	Main	12`7" x 11`4"
3pc Bathroom	Basement	9`3" x 4`11"	Bedroom	Basement	13`0" x 15`3"
Bedroom	Basement	12`5" x 10`6"	Kitchen With Eating Area	Basement	13`2" x 11`1"
Laundry	Basement	12`11" x 9`7"	Game Room	Basement	12`11" x 15`7"

Furnace/Utility Room

Basement

4`8" x 6`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

7510568

Remarks

Pub Rmks:

Welcome to your new home in the peaceful neighborhood of Upper North Haven, where comfort and practicality blend seamlessly. This charming bilevel residence offers a legal basement suite and expands the home's functionality, offering a separate living space with its own kitchen, bathroom, and living area. This suite is ideal for extended family, guests, or as a rental opportunity for extra income. Step inside to discover the inviting open-concept living space upstairs, perfect for relaxing with family or hosting gatherings while enjoying the natural light from the bay window. Check out the well-appointed kitchen featuring birch cabinets, a modern island, and granite countertops—a functional space that flows into the spacious living and dining areas. Both floors are equipped with fireplaces, ensuring comfort and warmth throughout the home. The bathrooms, both upstairs and down, feature fully enclosed steam showers, providing a luxurious retreat within your own home. The upper-level features two spacious rooms and an office/smaller bedroom while the lower level includes two bedrooms. Downstairs, you'll find an extra-large primary bedroom, providing plenty of space for privacy and relaxation. Efficiency is key with R2000 certification, thanks to the energy-efficient windows and extra insulation, keeping utility costs low and comfort levels high year-round. Step outside onto a large deck, extending your living space outdoors for gatherings, barbecues, or simply enjoying the fresh air. The exterior of the home features durable concrete pathways and garden beds, offering easy maintenance and outdoor enjoyment. Additional features include a heated oversized garage for convenience and protection, along with weather-tite shingles on the house and garage to provide durability and peace of mind. Surrounded by the natural beauty of Nose Hill Park and the vibrant energy of Egert Park, the Calgary Winter Club, and many schools. The location ensures a lifestyle enriched by both tranquility and activity.

Inclusions:

Property Listed By:

N/A

2% Realty

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











