



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5029 NORTH HAVEN Drive, Calgary T2K 2K5**

MLS® #: **A2159729**      Area: **North Haven**      Listing Date: **08/24/24**      List Price: **\$589,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$9k, 10-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1967**  
 Lot Information  
 Lot Sz Ar: **3,519 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot**  
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **952**  
 Low Sqft:  
 Ttl Sqft: **952**

DOM

**26**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **See Remarks**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 7`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 13`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 20`1"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 6`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`4" x 13`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 9`9"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>7`10" x 8`5"</b>	<b>Game Room</b>	<b>Basement</b>	<b>12`1" x 20`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`4" x 11`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 11`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1910311**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Don't miss out on this INCREDIBLE OPPORTUNITY to own this BEAUTIFUL SUITED (illegal) bi-level that has been extensively RENOVATED. Great investment property or live up, rent down! This 2 + 2 bedroom home is located in the highly sought-after community of North Haven. Some of the updates include: paint, doors, windows, flooring, kitchens, and hot water tank. The main floor unit features a gourmet kitchen with QUARTZ countertops, STAINLESS STEEL appliances and white kitchen cabinets overlooking the dining area and living room with patio doors that lead to your BALCONY. There are also 2 bedrooms, a full bathroom, and laundry. The lower unit features a modern and bright kitchen with a window, a large living room, 2 bedrooms, a full bathroom, and separate laundry. Excellent location, close to Nose Hill Park, schools, parks, downtown, U of C, SAIT, ACAD, transit, shopping, and major roadways. Exceptional VALUE!**

Inclusions: **Refrigerator x2, Dishwasher, Stove, Gas Stove, Hood Fan x2, Washer, Dryer`**  
Property Listed By: **RE/MAX Real Estate (Central)**

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



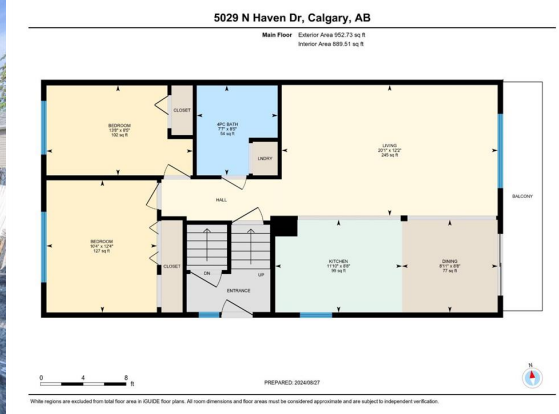
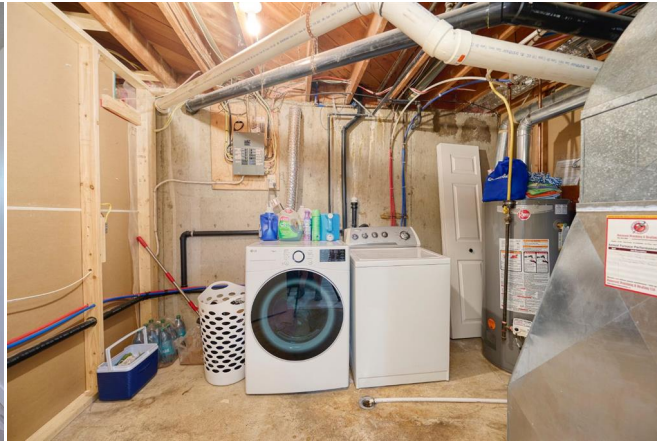












5029 N Haven Dr, Calgary, AB

Basement (Below Grade) Exterior Area 908.52 sq ft  
Interior Area 848.53 sq ft



PREPARED 20240827

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.