



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1339 56 Avenue, Calgary T2K 5M2**

MLS®#: **A2175035**

Area: **North Haven Upper**

Listing Date: **10/24/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar: **5,715 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,262**  
Low Sqft:  
Ttl Sqft: **1,262**

DOM

**5**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`10" x 8`10"	Living Room	Main	14`4" x 16`4"
2pc Ensuite bath	Main	4`10" x 6`0"	4pc Bathroom	Main	7`0" x 7`7"
Bedroom	Main	13`0" x 7`11"	Bedroom - Primary	Main	12`6" x 11`4"
Bedroom	Main	11`5" x 9`10"	Game Room	Basement	25`6" x 18`8"
4pc Bathroom	Basement	8`1" x 7`6"	Furnace/Utility Room	Basement	8`3" x 9`6"
Bedroom	Basement	13`8" x 8`9"	Kitchen	Basement	8`1" x 7`11"
Bonus Room	Basement	17`0" x 8`1"	Kitchen	Main	12`4" x 13`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **7510568**

Remarks

Pub Rmks: **This is that highly desired and rare bilevel that includes a separate entrance to the lower level.. The lower level kitchen includes a double stainless steel sink, second electric stove and second refrigerator. A very spacious rumpus room, a full bath, a second wood burning, brick faced fireplace. There is a fourth bedroom and another room that could be your home office, a second basement bedroom or your hobby room. The furnace and the hot water tank have been upgraded and replaced. This is a very spacious bi-level on a large fenced lot, tucked away on a rather quiet street in Upper North Haven. The location couldn't be better as the home is positioned two blocks from 14th street but also just two blocks from the coveted Nose Hill Provincial park You will be impressed by the main floorpan that includes one of two majestic wood burning fireplaces along with a 'Formal' dining room and even a west facing elevated deck. The asphalt shingles were installed in 2021 which increases the R-Factor of the home plus you can live in comfort knowing you will likely never have to replace it as new owners. A most functional home with great curb appeal and with all levels of schooling close by along with shopping, restaurants, playgrounds,, churches, public transportation and very easy access to major thoroughfares in all directions. Another benefit is quick possession is possible.**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage Benchmark**

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









