



# 1339 56 Avenue Calgary Alberta

\$699,000

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. (id:6769)

Recreational, Games room 25.50 Ft x 18.67 Ft	Living room 14.33 Ft x 16.33 Ft
4pc Bathroom 8.08 Ft x 7.50 Ft	2pc Bathroom 4.83 Ft x 6.00 Ft
Furnace 8.25 Ft x 9.50 Ft	4pc Bathroom 7.00 Ft x 7.58 Ft
Bedroom 13.67 Ft x 8.75 Ft	Bedroom 13.00 Ft x 7.92 Ft
Kitchen 8.08 Ft x 7.92 Ft	Primary Bedroom 12.50 Ft x 11.33 Ft
Bonus Room 17.00 Ft x 8.08 Ft	Bedroom 11.42 Ft x 9.83 Ft
Dining room 12.83 Ft x 8.83 Ft	Kitchen 12.33 Ft x 13.00 Ft

Listing Presented By:



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<http://jimmyhughes.ca>



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**Mirror**

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