



1336 56 Avenue Calgary Alberta

\$675,000

Welcome to this beautifully maintained 4-level split in the highly sought-after community of Upper North Haven. Tucked away on a quiet street, this home showcases hardwood flooring in the kitchen and dining area, a bright and spacious living room, and a custom oak kitchen with an abundance of cabinets and countertop space. The dining area opens onto a sunny deck overlooking a private backyard retreat—fully fenced, landscaped with interlocking patio blocks, and complete with a gas BBQ hookup, perfect for entertaining family and friends. Upstairs, you'll find 3 generously sized bedrooms with laminate flooring throughout and a 4-piece bathroom, including a primary suite with its own 2-piece ensuite. The lower level features a welcoming family room with a cozy gas fireplace, an additional bedroom (or den/guest room), a 3-piece bathroom, and direct access to the backyard. The basement offers a large rec room and a spacious laundry area with a sink for added convenience. The oversized double garage is insulated, drywalled, heated, and equipped with 220V power—ideal for hobbyists or those needing a workshop. This home also features vinyl siding with added R8 insulation and a brand new roof - for peace of mind. With its prime location just minutes from downtown, this home offers easy access to public transit, schools, Nose Hill Park, off-leash areas, numerous bike paths, and the brand-new Egerts Park playground—and it's only 5 minutes to the Winter Club. Don't miss your chance to call this wonderful property home! (id:6769)

Primary Bedroom 3.68 M x 3.90 M

Bedroom 3.33 M x 2.75 M

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2pc Bathroom 1.33 M x 1.56 M

4pc Bathroom 2.90 M x 1.50 M

Recreational, Games room 4.56 M x 5.06 M

Laundry room 3.25 M x 4.04 M

Family room 4.25 M x 1.94 M

Bedroom 4.14 M x 2.66 M

3pc Bathroom 3.04 M x 1.45 M

Living room 4.30 M x 4.46 M

Dining room 2.73 M x 2.66 M

Kitchen 3.90 M x 4.04 M

Listing Presented By:



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