



**GRASSROOTS**  
REALTY GROUP

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**5023 Nemiskam Road NW  
Calgary, Alberta**

**MLS # A2247621**



**\$649,000**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Many Trees, Private, Rectangular Lot, Sloped L		

<b>Heating:</b>	Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Hand made Gazebo in backyard, Large wooden Ikea shelves in basement, two outdoor sheds. Small chest freezer in basement.

CLASSIC CALGARY CHARACTER BUNGALOW with solid bones and over 2500 SF/ 4 bed 2.5 baths- See virtual tour and video. Welcome to this gem nestled in the heart of North Haven-one of Calgary's best-kept secrets. With over 2,450 sq ft of total living space, (Roof 2010) this lovingly lived in home on a 50' x 110' lot offers the perfect balance of vintage charm and modern potential. The main floor boasts over 1,217 sq ft and features three bright bedrooms, including a large primary suite with a 2-piece ensuite. The original hardwood floors and classic linoleum add timeless character, while newer windows (2008) invite gentle dancing sunlight through mature trees (Mayday Birch, Several types of Spruce, Russian Olive, Crab Apple and Cherry) into the living and dining areas. You'll love the homey feel when you walk in the spacious and sunny kitchen which is completed with views of the beautifully treed backyard, perfect for watching the birds feed, and the seasons change as you cook or entertain. Step outside and find a 10 x 10 hand-built wood gazebo, two large storage sheds, and lush greenery offering peace, privacy, and a true escape from the city buzz. The fully developed mostly original lower level offers nearly another 1,236 sq ft of living space including a 4th bedroom with egress and a 3-piece bathroom, den, bar and ample room for a recreation area, home gym, media room or workshop. There is also a well maintained furnace (2010) newer hot water tank (2019) water softener and central vacuum. With your inspiration and ideas the lower level space is bursting with possibilities. But the jewel in the crown of this home is its prime location. Situated on a quiet street in North Haven, you're just steps from Nose Hill Park, playgrounds, community amenities like Chinook Music School and Haven House Cafe and 10 mins

to Market Mall. Enjoy walkable access to an , off-leash park, and the expansive Nose Hill Nature Reserve &mdash;perfect for hiking, biking, and exploring year-round. Special bonus \* there is a convenient underpass access tunnel to the park just 2 mins walk away ! letting you avoid traffic! Commuting is a breeze with quick access to 14th Street, McKnight Blvd, John Laurie Blvd, Deerfoot and Stoney Trail. You're just 15 minutes to downtown, 15 minutes to the airport, and a short drive to SAIT, U of C, Foothills Medical Centre, and the Arthur Child Cancer Centre. With top-rated schools nearby&mdash;including North Haven Elementary (1 min), Colonel Irvine Junior High (5 mins), and John G. Diefenbaker High School (6 mins)&mdash;this home is truly a rare find in a community where homes are cherished for generations.Whether you&rsquo;re looking to settle in a family-friendly neighbourhood or invest in a property with great bones, this is the opportunity you&rsquo;ve been waiting for. Don't miss your chance to own this classic bungalow in one of Calgary&rsquo;s most beloved and established neighbourhoods.