



GRASSROOTS
REALTY GROUP

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**5023 Nemiskam Road NW
Calgary, Alberta**

MLS # A2265366



\$585,000

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

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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. Lawnmower.

ATTENTION FIRST TIME BUYERS, INVESTORS AND FAMILIES. BEST PRICED BUNGALOW IN NORTH HAVEN!!! Great bones and Move in ready. Quick possession possible. WATCH I GUIDE and VIDEO. OPEN HOUSES NOV 8th and 9th 2-4pm. This is the opportunity you've been waiting for!! Situated on a quiet street and a short walk to the Nose Hill Park Nature Reserve underpass. With four bedrooms, Three Bathrooms and over 2,450 sq ft of total living space, this mostly original bungalow is ready for you to move in. Perched on a 50' x 110' lot this home offers the perfect balance of Original charm and modern potential. The main floor is over 1,217 sq ft and features three bright bedrooms, including a good sized primary with a mostly original 2-piece ensuite, and a second 4 pc mostly original bathroom. Other features include, original hardwood floors. updated windows, and roof (with hail resistant shingles). A Spacious and sunny kitchen, with room for a breakfast table. The fully developed mostly original 1237 sf lower level includes a 4th bedroom with legal egress and a functioning 3-piece bathroom. All that's missing is your vision for updates. There is also a well maintained furnace (2010) newer hot water tank (2019) water softener (“as is” never used) and Central Vacuum. Step out back and find a private retreat filled with diverse mature trees, a 10' x 10' custom-built wood gazebo and two well sized storage sheds for your convenience. North Haven is a prime location and one of Calgary's best kept secrets. This home is just steps from playgrounds, community amenities such as Chinook Music School, Haven House Cafe, and more. Enjoy walkable access to Nose Hill Nature Reserve, Calgary Winter Club, and an off-leash park. Commuting is easy 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. Top-rated schools nearby—including North Haven Elementary (1 min), Colonel Irvine Junior High (5 mins), and John G. Diefenbaker High School (6 mins)—This home is truly a rare find in a community where homes are cherished for generations. Whether you're looking to settle in a family-friendly neighbourhood or invest in your future, this is your moment as this home will not last at this price. Book a showing today!