



GRASSROOTS
REALTY GROUP

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5020 Nemiskam Road NW
Calgary, Alberta

MLS # A2271834



\$669,000

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Inclusions: refrigerator, microwave hoodfan as-is, gas stove, dishwasher, washer, dryer, central vac and attachments, desk in basement, fountain as-is, shed, garage door opener and 2 controls

Open House Saturday, November 22, 2-4pm. Welcome to this beautifully updated North Haven bungalow where original charm meets the thoughtful 2008 renovation that completely lifted the home out of its 70s vibe. The kitchen was opened up to create an airy, connected main floor, hardwood floors were added throughout, and the former third bedroom was transformed into an oversized primary retreat featuring a walk-in closet and a spacious ensuite (complete with a bidet for a touch of luxury!) Some custom cedar ceilings on the main level add warmth and character. The fully developed basement offers two more bedrooms, a large rec room, and a full bathroom—along with one unforgettable feature from the original build: the vintage water fountain that remained untouched during the renovation and now serves as a standout conversation piece (cue the 70s mixed tape!) Even the unique hand-washing station by the back door adds personality—why settle for a basic outdoor tap when you can have something this clever? Additional updates include a new roof in 2021, a newer gas heater in garage, and Leaf Filter Guards on the eavestroughs so you’ll never be stuck cleaning them again! Outside, the large patio above the garage and the tiered lounging areas offer multiple spots to relax, while the front courtyard with granite-topped walls is perfect for gathering with friends. So many special areas on this property to enjoy! The front double driveway provides excellent extra parking, and the treed center island, exposed aggregate pathway, and manicured landscaping create unbeatable curb appeal. With lush foliage and flowering trees that bloom into a private summer sanctuary, this home offers incredible value and a true retreat right in the heart of Calgary.

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