



**5039 Nemiskam Road NW  
Calgary, Alberta**

**MLS # A2291825**



**\$589,000**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Electricity Connected, Natural
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** none

Greater Starter Home or potential revenue property! Located in the quiet community of North Haven, a very desirable neighbourhood for young families! Close to schools, parks and shopping. This special family home comes with 5 bedrooms, 3-baths, large family rm down, with RIP for sink or wet bar. There is carpet over hardwood on the main floor, newer Asphalt Shingles, Newer Hot Water Tank- N/G. Large private rear yard with N/G hookup for BBQ and 2 gas lanterns. This little gem has been loved and cared for all its life as it gleams of pride of ownership through-out. Loads of potential, so come and have a look!