



1320 56 Avenue NW
Calgary, Alberta

MLS # A2144641



\$925,000

Division:	North Haven Upper		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Off Street, Oversize		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Int		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage		
Inclusions:	N/A		

Welcome to your new home in the peaceful neighborhood of Upper North Haven, where comfort and practicality blend seamlessly. This charming bilevel residence offers a legal basement suite and expands the home's functionality, offering a separate living space with its own kitchen, bathroom, and living area. This legal suite is ideal for extended family, guests, or as a rental opportunity for extra income. Step inside to discover the inviting open-concept living space upstairs, perfect for relaxing with family or hosting gatherings while enjoying the natural light from the bay window. Check out the well-appointed kitchen featuring birch cabinets, a modern island, and granite countertops—a functional space that flows into the spacious living and dining areas. Both floors are equipped with fireplaces, ensuring comfort and warmth throughout the home. The bathrooms, both upstairs and down, feature fully enclosed steam showers, providing a luxurious retreat within your own home. The upper-level features two spacious rooms and an office/smaller bedroom while the lower level includes two bedrooms. Downstairs, you'll find an extra-large primary bedroom, providing plenty of space for privacy and relaxation. Efficiency is key with R2000 certification, thanks to the energy-efficient windows and extra insulation, keeping utility costs low and comfort levels high year-round. Step outside onto a large deck, extending your living space outdoors for gatherings, barbecues, or simply enjoying the fresh air. The exterior of the home features durable concrete pathways and garden beds, offering easy maintenance and outdoor enjoyment. Additional features include a heated oversized garage for convenience and protection, along with weather-tite shingles on the house and garage to provide durability and peace of mind. Surrounded by the natural beauty of Nose Hill Park and the

vibrant energy of Egert Park, the Calgary Winter Club, and many schools. The location ensures a lifestyle enriched by both tranquility and activity.