

\$859,900 - 1309 5 Street Nw, Calgary

MLS® #A2121054

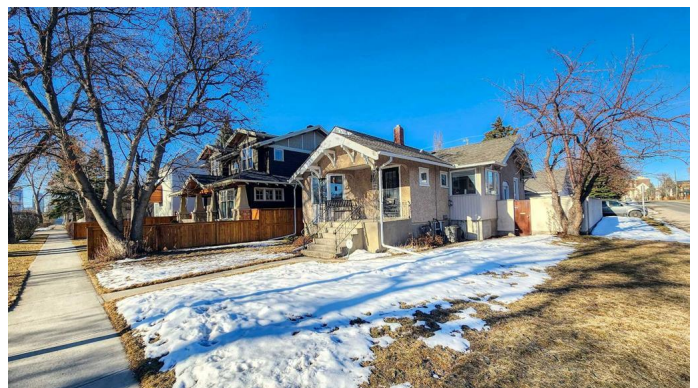
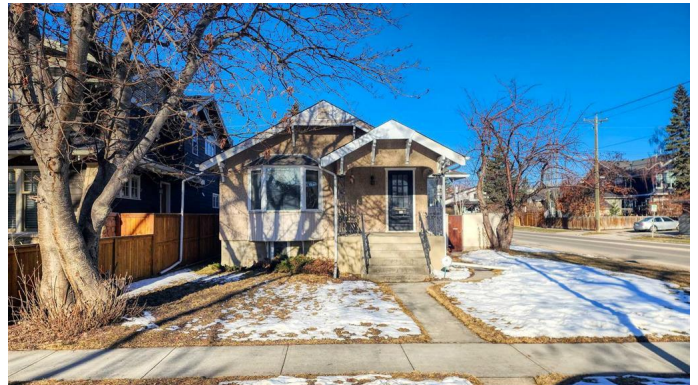
\$859,900

4 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 0.12 Acres

Rosedale, Calgary, Alberta

Open House April 13th , 1:00 to 3:00,
1309-5Street N.W. Spacious, Rosedale, 1400
sq.ft. bungalow with space for everyone!
Ideally located, close to Crescent Road and
McHugh Bluff, short jaunt to downtown and
Princeâ€™s Island Park. Large living room
with gas fireplace open to the formal dining
room offers a perfect blend of form and
function. Updated kitchen features Maple
cabinets with Corian countertops plus a
convenient breakfast nook overlooking the
backyard. Primary bedroom has a 3 piece
ensuite plus patio door to a private west facing
yard. There are two more bedrooms perfect for
the kids or extra office space and a four piece
bathroom on the main floor. Solid 3/4 inch oak
hardwood floors, original antique hardware
and central air conditioning. Basement is fully
developed featuring a cozy family room,
bedroom, full bathroom, furnace/utility and
storage area. Ready to wow, custom, triple car
garage 22â€™x34â€™ with attic storage
trusses, heated, insulated, 240 volt power,
with removable wall dividing the single/ double
parking spots. Plus an extra parking pad! Low
traffic, short paved laneway. Courtyard patio is
curated for comfort and privacy with a lovely
stucco & brick feature wall on the north side
and a rare, mature Scarlet Surprise Apple tree.
Walking distance to Rosedale School K-9,
Crescent Heights High School and SAIT.

Built in 1929



Essential Information

MLS® #	A2121054
Price	\$859,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.12
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1309 5 Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3B8

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Asphalt, Heated Garage, Triple Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 22nd, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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