

# \$725,000 - 5016 Nemiskam Road Nw, Calgary

MLS® #A2142678

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.13 Acres

North Haven, Calgary, Alberta

~ FIRST TIME ON THE MARKET ~OPEN HOUSE SATURDAY JUNE 29TH 12-2 PM. Exceptionally well cared for, this family home is ready for new memories. You'll be impressed with the pride of ownership and pristine condition of this charming home. Located on an established tree filled street in sought after North Haven, this Mid Century Bungalow boasts over 2800 sq ft of living space with infinite possibility. Well suited for a growing family, easily customized for a mature couple, or the option to suite for an income property/mortgage helper. Walking distance to school, parks, community center and minutes to the Winter Club, NoseHill Park, and an array of amenities. Easy access to major connector roads and 15 minutes into downtown, this immaculate home is full of potential. The carefully considered design features clean lines and function throughout. Your main level features 3 generous bedrooms, 2 full bathrooms ( 1 ensuite), convenient laundry, a large eat-in kitchen, as well as a spacious living and dining area. Venture to the lower level where you'll enjoy endless space offering an additional bedroom, a 3Pc bathroom, a spacious living area with a cozy wood burning fireplace, an over sized rec room, lower floor laundry hook ups and a variety of storage areas. Enjoy both a front and back yard; a quaint terrace canopied with a mature spruce out front, a well manicured grassy area and a charming garden out back. Lots of parking options with a parking pad in the alley, space



to build a garage, and street parking out front. Notable updates throughout the years include; new water tank ( 2023), primary ensuite and upper floor laundry Reno (2021) new furnace ( 2015), new roof( 2010). Additional updates over the years to flooring, paint and other areas on the main floor. Lovely neighbors all around and a true sense of community - the perfect place to plant roots WELCOME HOME!

Built in 1967

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2142678    |
| Price          | \$725,000   |
| Sold Price     | \$720,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,450       |
| Acres          | 0.13        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5016 Nemiskam Road Nw |
| Subdivision | North Haven           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K2P7                |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Family Room, Gas                                                    |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Lane, Front Yard, Garden, Landscaped, Treed |
| Roof              | Asphalt Shingle                                  |
| Construction      | Composite Siding                                 |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2024 |
| Date Sold      | July 3rd, 2024  |
| Days on Market | 7               |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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