

# \$899,900 - 1320 56 Avenue Nw, Calgary

MLS® #A2161485

**\$899,900**

5 Bedroom, 3.00 Bathroom, 1,208 sqft  
Residential on 0.13 Acres

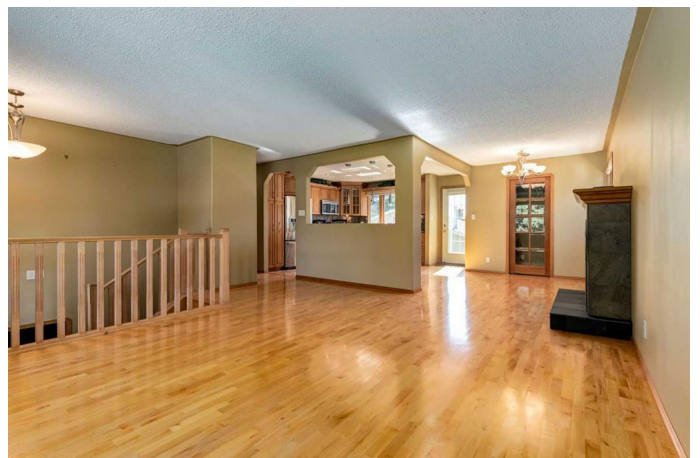
North Haven Upper, Calgary, Alberta

A beautifully updated and meticulously maintained home with a legal 2 bedroom lower suite, nestled in the heart of North Haven. This charming property offers a perfect blend of modern amenities and classic appeal, making it an ideal choice for families and professionals alike.

As you step inside, you'll be greeted by an inviting and spacious living area filled with natural light and bay window, perfect for entertaining or relaxing with loved ones. The open-concept layout seamlessly connects the living room to the dining area and kitchen, creating a warm and welcoming atmosphere. The kitchen features stainless steel appliances, ample granite counter space and breakfast bar with solid stylish cabinetry. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen has everything you need.

This home boasts 5 generously sized bedrooms, including a master suite with an ensuite bathroom. Each bedroom is designed for comfort and relaxation, with large windows and plenty of closet space. The legal basement suite comes with its own separate entrance, a full kitchen, living room, and a hidden storage area convenient for tenants or extended family members.

Outside, you'll find a private backyard oasis, perfect for summer barbecues, gardening, or simply unwinding after a long day. The mature landscaping adds to the charm and privacy of this outdoor space.



Located in a vibrant community, close to top-rated schools, parks, shopping, and dining options. With easy access to major roads and public transportation, commuting to downtown Calgary or exploring the city's attractions is a breeze.

Don't miss the opportunity to make this beautiful house your new home. Schedule a viewing today and experience the charm and convenience of living here!

Built in 1975

**Essential Information**

MLS® #	A2161485
Price	\$899,900
Sold Price	\$875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,208
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

**Community Information**

Address	1320 56 Avenue Nw
Subdivision	North Haven Upper
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5M3

**Amenities**

Parking Spaces	2
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Parking	Alley Access, Double Garage Detached, Heated Garage, Oversized
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## Interior

Interior Features	Breakfast Bar, Granite Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2024
Date Sold	September 23rd, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	eXp Realty
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