

# \$585,000 - 5023 Nemiskam Road Nw, Calgary

MLS® #A2265366

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,217 sqft

Residential on 0.13 Acres

North Haven, Calgary, Alberta

Great bones and Move in ready. Quick possession possible. WATCH I GUIDE and VIDEO.

This is the opportunity youâ€™ve been waiting for!!

Situated on a quiet street and a short walk to the Nose Hill Park Nature Reserve underpass.

With four bedrooms, Three Bathrooms and over 2,450 sq ft of total living space, this mostly original bungalow is ready for you to move in. Perched on a 50â€™ x 110â€™ lot this home offers the perfect balance of Original charm and modern potential. The main floor is over 1,217 sq ft and features three bright bedrooms, including a good sized primary with a mostly original 2-piece ensuite, and a second 4 pc mostly original bathroom. Other features include, original hardwood floors. updated windows, and roof (with hail resistant shingles). A Spacious and sunny kitchen, with room for a breakfast table. The fully developed mostly original 1237 sf lower level includes a 4th bedroom with legal egress and a functioning 3-piece bathroom. All that's missing is your vision for updates. There is also a well maintained furnace (2010) newer hot water tank (2019) water softener (â€™s never used) and Central Vacuum. Step out back and find a private retreat filled with diverse mature trees, a 10' x 10' custom-built wood gazebo and two well sized storage sheds for your convenience.

North Haven is a prime location and one of Calgaryâ€™s best kept secrets. This home is



just steps from playgrounds, community amenities such as Chinook Music School, Haven House Cafe, and more. Enjoy walkable access to Nose Hill Nature Reserve, Calgary Winter Club, and an off-leash park.

Commuting is easy with quick access to 14th Street, McKnight Blvd, John Laurie Blvd, Deerfoot and Stoney Trail. You're just 15 minutes to downtown, 15 minutes to the airport, and a short drive to SAIT, U of C, Foothills Medical Centre, and the Arthur Child Cancer Centre. Top-rated schools nearby—including North Haven Elementary (1 min), Colonel Irvine Junior High (5 mins), and John G. Diefenbaker High School (6 mins)—

This home is truly a rare find in a community where homes are cherished for generations. Whether you're looking to settle in a family-friendly neighbourhood or invest in your future, this is your moment as this home will not last at this price. Book a showing today!

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265366    |
| Price          | \$585,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,217       |
| Acres          | 0.13        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5023 Nemiskam Road Nw |
| Subdivision | North Haven           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 2P8               |

### Amenities

|         |                       |
|---------|-----------------------|
| Parking | Off Street, On Street |
|---------|-----------------------|

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, See Remarks, Storage, Vinyl Windows, Bookcases   |
| Appliances        | Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air, Natural Gas, Standard                                                                               |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full                                                                                                            |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                                              |
| Lot Description   | Back Lane, Front Yard, Lawn, Many Trees, Private, Rectangular Lot, Street Lighting, Sloped Down, Sloped Up |
| Roof              | Asphalt                                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                                   |
| Foundation        | Poured Concrete                                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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