

# \$675,000 - 1336 56 Avenue Nw, Calgary

MLS® #A2255000

**\$675,000**

4 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.13 Acres

North Haven Upper, Calgary, Alberta

Welcome to this beautifully maintained 4-level split in the highly sought-after community of Upper North Haven. Tucked away on a quiet street, this home showcases hardwood flooring in the kitchen and dining area, a bright and spacious living room, and a custom oak kitchen with an abundance of cabinets and countertop space. The dining area opens onto a sunny deck overlooking a private backyard retreat—fully fenced, landscaped with interlocking patio blocks, and complete with a gas BBQ hookup, perfect for entertaining family and friends.

Upstairs, you'll find 3 generously sized bedrooms with laminate flooring throughout and a 4-piece bathroom, including a primary suite with its own 2-piece ensuite. The lower level features a welcoming family room with a cozy gas fireplace, an additional bedroom (or den/guest room), a 3-piece bathroom, and direct access to the backyard. The basement offers a large rec room and a spacious laundry area with a sink for added convenience.

The oversized double garage is insulated, drywalled, heated, and equipped with 220V power—ideal for hobbyists or those needing a workshop. This home also features vinyl siding with added R8 insulation and a brand new roof - for peace of mind.

With its prime location just minutes from downtown, this home offers easy access to public transit, schools, Nose Hill Park, off-leash areas, numerous bike paths, and the brand-new Egerts Park playground—and it's



only 5 minutes to the Winter Club. Donâ€™t miss your chance to call this wonderful property home!

Built in 1975

### Essential Information

MLS® #	A2255000
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1336 56 Avenue Nw
Subdivision	North Haven Upper
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5M3

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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