



**GRASSROOTS**  
REALTY GROUP

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**5016 Nemiskam Road NW**  
**Calgary, Alberta**

**MLS # A2237911**



**\$979,999**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Vinyl Windows		

<b>Inclusions:</b>	N/A
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Welcome to 5016 Nemiskam Road NW, a stunning and fully renovated bungalow nestled in the highly sought-after community of North Haven. Situated just minutes from top-rated schools, charming caf  s, beautiful parks, the University of Calgary, and SAIT, this home truly offers convenience and lifestyle. With nearly 1,500 sq ft of thoughtfully designed living space on the main floor, this home features 3 spacious bedrooms and 2 full bathrooms, including a luxurious primary suite with a custom walk-in closet and 3-piece ensuite. The open-concept main floor welcomes you with a beautifully crafted front foyer clad in white oak panels, leading to a bright and airy living room with a sleek electric fireplace and a bold feature wall designed to impress. The show-stopping kitchen boasts a modern two-tone design, high-end appliances including a built-in microwave, oven, and glass cooktop, gold accents, and under-cabinet and toe-kick lighting—perfect for cozy evenings. Down the hall, you'll find two generous bedrooms, a fully tiled bath, and a convenient family laundry room. Downstairs, the legal 2-bedroom basement suite offers a large kitchen, full bathroom, and separate laundry—ideal for rental income, extended family, or entertaining on game nights. Outside, enjoy your newly built garage-top flat patio—perfect for summer BBQs, parties, or quiet relaxation. The home is wrapped in durable James Hardie board for long-lasting curb appeal and protection, complemented by brand new windows throughout to keep the warmth in during Calgary’s winters. With a spacious front yard and modern upgrades inside and out, this home is truly move-in ready and waiting for the perfect family.