



GRASSROOTS
REALTY GROUP

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179 Homestead Park NE
Calgary, Alberta

MLS # A2295434



\$605,000

Division:	Homestead		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,641 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	None		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully upgraded semi-detached home offering a total of 5 bedrooms and 3.5 bathrooms, including a 2-bedroom legal basement suite—perfect for additional income or extended family living. The main home features 1,641 sq ft of well-designed living space, complemented by an additional 776 sq ft in the fully developed basement. This home showcases modern finishes throughout, including ceiling-height cabinetry, quartz countertops, and luxury vinyl plank (LVP) flooring on the main level, with comfortable carpeting on the upper floor. The thoughtful layout provides both functionality and style for today’s living. Situated in a convenient location close to amenities, and this property is ideal for families and investors alike. The legal basement suite is currently rented, offering immediate rental income potential. Don’t miss this excellent opportunity—book your private showing today!