



**GRASSROOTS**  
REALTY GROUP

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**16 Nesbitt Avenue  
Langdon, Alberta**

**MLS # A2350319**

**\$574,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,221 sq.ft.                                                              | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                       |               |                   |
| <b>Lot Size:</b> | 0.25 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular |               |                   |

|                    |                                                                   |                   |     |
|--------------------|-------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Linoleum, Vinyl Plank                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                        | <b>Zoning:</b>    | N/A |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |                   |     |

**Inclusions:** Mirrors

There is something special about a home that welcomes you before you even step inside. Tucked among mature trees on a beautifully established quarter-acre lot, 16 Nesbitt Avenue offers charm, privacy, and a setting that is increasingly difficult to find. A winding stone pathway leads through the landscaped front yard to a welcoming porch, where soft blue siding, classic shutters, and a cheerful red front door create a memorable first impression. Located in one of Langdon's original neighbourhoods, this charming 1996 bungalow offers approximately 1,200 square feet of main-floor living with three bedrooms, two bathrooms, and an attached double garage. Inside, the home has recently undergone an extensive refresh, including new luxury vinyl plank flooring throughout the main living areas, fresh paint, updated lighting, and new switches and outlets. The result is a bright, inviting interior that feels refreshed while still offering opportunities to add your own personal touches. The practical bungalow layout provides the convenience of main-floor living, while the undeveloped basement offers additional space and flexibility for future plans. But the real highlight of this property extends beyond the walls of the home. The beautifully landscaped, fully fenced quarter-acre yard is surrounded by mature trees and established greenery, creating a wonderful sense of privacy. A spacious deck offers room for outdoor dining and relaxing, while the stone patio and outdoor wood-burning fireplace create a welcoming setting for gathering with family and friends. Whether you're enjoying a quiet morning coffee, hosting summer evenings, or simply appreciating the space around you, this yard is something special. Set within the welcoming community of Langdon, with convenient access to Calgary, this property offers an opportunity to enjoy the character of an established neighbourhood,

the comfort of a refreshed home, and the freedom of a larger lot. A charming bungalow, an exceptional yard, and a wonderful place to begin your next chapter. CONTACT YOUR REALTOR® TODAY to arrange a private showing and experience everything 16 Nesbitt Avenue has to offer.