

# \$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 | 5                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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