

# \$584,900 - 126 Homestead Boulevard Ne, Calgary

MLS® #A2193059

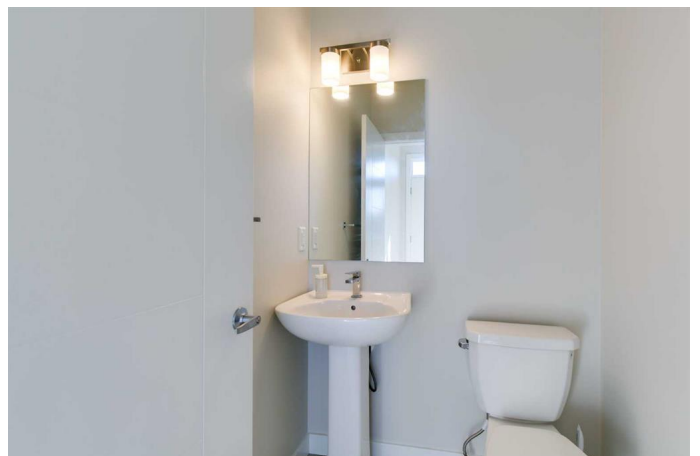
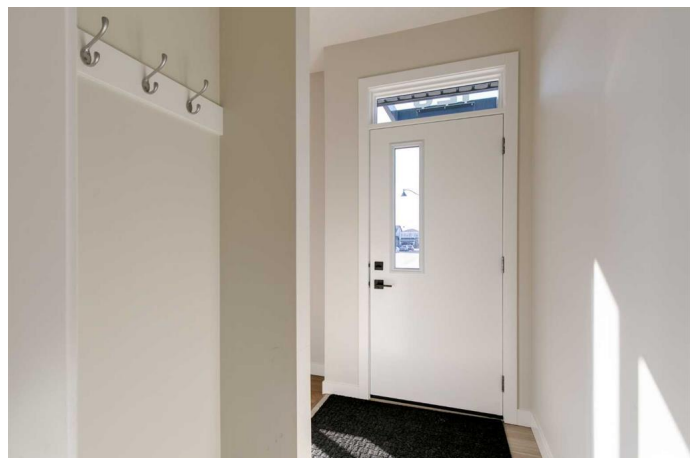
**\$584,900**

5 Bedroom, 4.00 Bathroom, 1,273 sqft

Residential on 0.05 Acres

Homestead, Calgary, Alberta

NO CONDO FEES! END UNIT! Discover this charming townhouse in the community of Homestead North East. Separate Entrance to Basement | Fenced | 5 Bedroom & 3.5 Bath | Fully developed Illegal Basement Suite | As you enter you will be welcomed by a spacious foyer, vinyl flooring, 9 FT ceilings on the main floor, and a neutral color palette all over the home. The spacious main floor features an open concept and is full of NATURAL light from the oversized windows. The exquisite kitchen includes a central island, premium quartz countertops, and stainless steel appliances. To complete the main floor, there's a half bathroom, a mudroom, a foyer, and a spacious living room. Upstairs, you'll find a good-sized primary bedroom with a private ensuite and walk-in closet. Two additional bedrooms and another full bathroom provide ample space for guests or family. You will also have separate laundry upstairs. The main attraction of this townhome is a SEPARATE REAR ENTRANCE to the FULLY DEVELOPED 2 BEDROOM UNIT with a modern KITCHENETTE area, SEPARATE HEATING, spacious living room, 4-piece bathroom, and a private laundry. The basement is currently tenant-occupied and has a great monthly cash flow. Step outside and you're greeted with a large fenced backyard. This home has a Quiet Wall System designed to reduce sound transfer up to 23% less than single-family homes. Book a showing with your favorite Realtor today.



Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2193059      |
| Price          | \$584,900     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,273         |
| Acres          | 0.05          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 126 Homestead Boulevard Ne |
| Subdivision | Homestead                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 2G8                    |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                       |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | City Lot, Low Maintenance Landscape, Rectangular Lot, Cleared |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 9th, 2025 |
| Days on Market | 72                 |
| Zoning         | R-Gm               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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