

# \$569,900 - 126 Homestead Boulevard Ne, Calgary

MLS® #A2235537

**\$569,900**

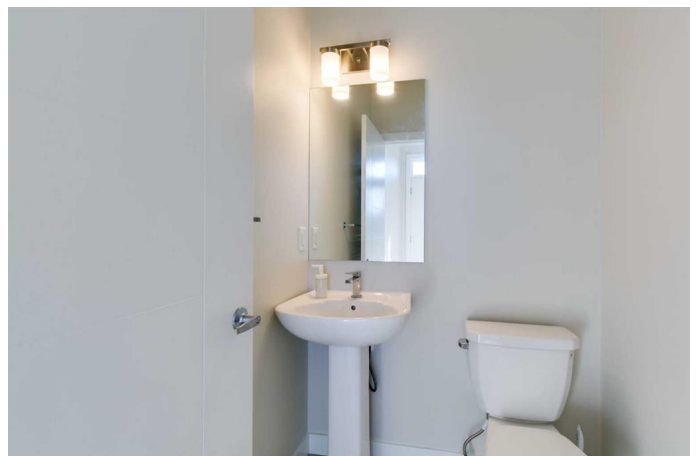
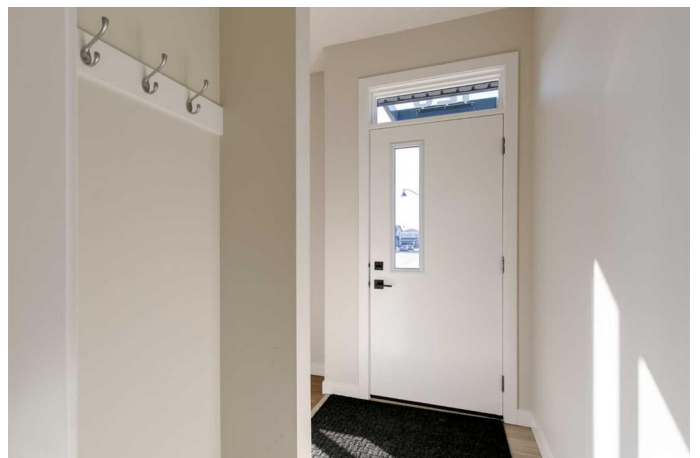
5 Bedroom, 4.00 Bathroom, 1,273 sqft

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. 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® #         | A2235537      |
| Price          | \$569,900     |
| 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, Tankless Hot Water, Walk-In Closet(s), Separate Entrance                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry, Suite   |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Private Entrance |
|-------------------|--------------------------------|

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 52              |
| Zoning         | R-Gm            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.