

# \$525,000 - 4440 Namaka Crescent Nw, Calgary

MLS® #A2240942

**\$525,000**

4 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.09 Acres

North Haven, Calgary, Alberta

Welcome to this versatile and move-in ready bi-level duplex in the coveted community of North Haven—where homes like this rarely hit the market! Whether you're a young family, savvy investor, or looking for a mortgage helper, this property checks all the boxes. Upstairs features a bright and open layout with VAULTED CEILINGS, large windows, and fresh paint throughout. Enjoy peaceful mornings on your private balcony overlooking mature trees—NO NEIGHBOURS BEHIND! The kitchen flows effortlessly into the living and dining areas, creating the perfect space to entertain or unwind. Downstairs, the fully developed (illegal) suite offers 2 additional bedrooms, a full bath, a cozy breakfast bar, and its own laundry —ideal for multi-family living, rental income, or Airbnb potential. Outside, you—™ll love the spacious SOUTH-FACING backyard with a raised garden bed, garden shed, and a parking pad with back lane access—plus potential to build a garage. Tucked away in a quiet, family-friendly neighbourhood, you're walking distance to schools, parks, and transit. Just minutes from Nose Hill Park—™s incredible trails and panoramic city views. Conveniently located near downtown, the airport, and several universities — everything you need is within easy reach. All appliances are included—featuring not one, but two full sets of essentials: 2 fridges, 2 microwaves, 2 washer/dryers, plus an oven, hot plate, portable grill, electric frying pan, and a toaster



oven. Donâ€™t miss your chance to make this incredible property yours! (id:6289)

Built in 1963

**Essential Information**

Listing #	A2240942
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Square Footage	956
Acres	0.09
Year Built	1963
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	4440 Namaka Crescent Nw
Subdivision	North Haven
City	Calgary
Province	Alberta
Postal Code	T2K2H6

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No neighbours behind
Parking Spaces	2
Parking	Other, Parking Pad

**Interior**

Appliances	Refrigerator, Oven, Microwave, Window Coverings, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Has Basement	Yes
Basement	Separate entrance, Suite

**Exterior**

Exterior	Stucco
Exterior Features	Garden Area
Foundation	Poured Concrete

## **Listing Details**

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 10:31pm PDT