# \$490,000 - 4440 Namaka Crescent Nw, Calgary

MLS® #A2240942

### \$490,000

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 Havenâ€"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 treesâ€"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 â€"ideal for multi-family living, rental income, or Airbnb potential. Outside, you'II love the spacious SOUTH-FACING backyard with a raised garden bed, garden shed, and a parking pad with back lane accessâ€"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 â€" everything you need is within easy reach. All appliances are includedâ€"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. Don't miss your chance to make this incredible property yours! (id:6289)

### Built in 1963

### **Essential Information**

Listing # A2240942 Price \$490,000

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

#### **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 November 4th, 2025 at 6:46pm PST