

\$725,000 - 4808 Nordegg Crescent Nw, Calgary

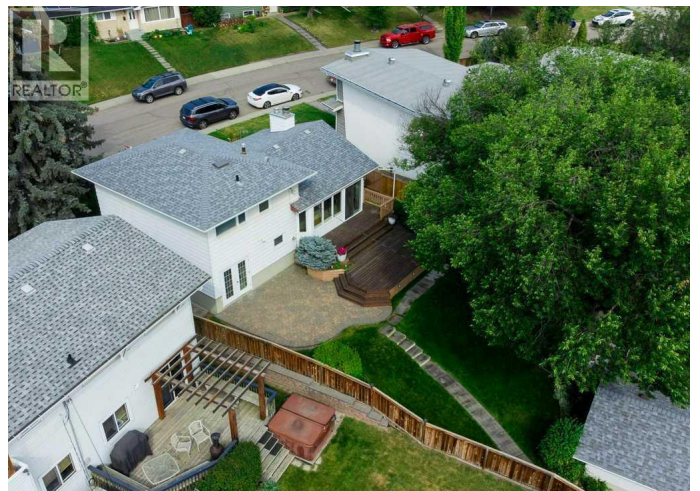
MLS® #A2263488

\$725,000

3 Bedroom, 2.00 Bathroom, 1,030 sqft
Single Family on 0.15 Acres

North Haven, Calgary, Alberta

Exceptional opportunity for a property that HAS IT ALL! Nestled on an EXPANSIVE 65 (widest point) x 135 mature PIE LOT. This charming 4 level split home offers both tranquility and convenience on a premiere and VERY QUIET STREET surrounded by towering trees and LUSH LANDSCAPING. The SPRAWLING, GENTLY SLOPING YARD features well-maintained gardens, a lovely deck, interlocking brick patio, shaded nooks, and ample space for outdoor activities. Inside, the home boasts a bright and airy layout, with LARGE WINDOWS that invite NATURAL LIGHT and frame stunning views of the surroundings. This FULLY DEVELOPED home with OVER 1900 SQ FT OF DEVELOPED SPACE has been IMPECCABLY MAINTAINED and has been meticulously cared for by the original owners who raised their family in the heart of North Haven. THE ROOF IS LESS THAN 5 YEARS OLD, FURNACE JUST 3 YEARS OLD with NO ORIGINAL WINDOWS ON THE UPPER 3 LEVELS. Enjoy great features like 2 WOOD BURNING FIREPLACES, 3RD LEVEL WALKOUT offering an opportunity for a separate living space, cold room, sizeable crawl space, UNDERGROUND SPRINKLERS, and GARAGE PLUS ADDITIONAL/RV PARKING. This home is MOVE IN READY or gives you a chance to upgrade further or perhaps an expansion or new build! You will also enjoy the IDEAL LOCATION of this home and in the community of North Haven. Located



just a 5-MINUTE WALK TO NORTH HAVEN
ELEMENTARY and quick access to the
CALGARY WINTER CLUB, 14th street and
John Laurie and McKnight Blvd you will get
where you need to go seamlessly. With its
charming character and cozy, comfortable
ambiance, this home is a true gem that you
MUST CHECK OUT! (id:6289)

Built in 1963

Essential Information

Listing #	A2263488
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,030
Acres	0.15
Year Built	1963
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	4808 Nordegg Crescent Nw
Subdivision	North Haven
City	Calgary
Province	Alberta
Postal Code	T2K2M5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Water softener, Cooktop - Electric, Dishwasher, Freezer, Garburator, Microwave Range Hood Combo,
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	Window Coverings, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes

Exterior

Exterior	Metal
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office BECK Real Estate Ltd.



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