



**4722 Nordegg Crescent NW
Calgary, Alberta**

MLS # A2300615



\$988,000

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|------------------|---|---------------|------------------|
| Division: | North Haven | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,817 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Garage Door Opener, Rear Drive | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Interior Lot, Low Maintenance Landscape, Street Lighting | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks | | |

Inclusions: Electric Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer in the legal suite

BOTH SIDES AVAILABLE | SPRING/SUMMER POSSESSION / Welcome to a truly rare opportunity in the heart of North Haven. Brand-new semi-detached homes are a rarity in this established community, and this residence sets a new standard for craftsmanship and design. Featuring an East-facing backyard with views of both the downtown skyline and the Rocky Mountains, this home perfectly balances luxury living with smart investment potential. Step into an airy, open-concept floor plan defined by 10-foot ceilings and a flood of natural light. The gourmet kitchen is a chef’s dream, featuring custom high-rise cabinetry, quartz countertops, a walk-in pantry, and a massive island with bar seating, a functional mudroom with built-in storage, and an elegant powder room. Upstairs, the 9-foot ceilings continue the sense of grandeur. The primary retreat features soaring vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite with a freestanding soaker tub and rain shower. Two additional bedrooms with tray-ceiling accents, a full laundry room with ample linen storage complete this level. The Legal Suite: The fully developed 9-foot legal basement suite is a premier mortgage helper or multi-generational living space. With its own private side entrance, it offers two spacious bedrooms, a L-shaped kitchen, a stylish 4-piece bath, and independent Linen & laundry facilities. Located minutes from Nose Hill Park, the Winter Club, top-rated schools, and offering easy access to John Laurie Blvd and 14th Street.