



**1304 Norfolk Drive NW  
Calgary, Alberta**

**MLS # A2306550**



**\$928,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | North Haven Upper   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,731 sq.ft.  | <b>Age:</b>   | 1975 (51 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Baseboard, Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile, Metal  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows, Wet Bar, Wood Windows |                   |      |
| <b>Inclusions:</b> | None  |                   |      |

\*OPEN HOUSE: SAT, MAY 9: 2:00 PM-4:00 PM.\* Welcome to this beautifully maintained Bungalow on a CORNER Lot in the highly desirable Upper North Haven community. Offering over 3,200 sqft of fully developed living space and an unbeatable location. Just steps from Nose Hill Park and with quick access to 14th Street for a quick commute. Lots of natural light flow through the skylight in the foyer that leads into the sunken living room and dining area just off the entry. The Main level features a functional and inviting layout complimented by an open-concept kitchen and central island that overlooks the sunken family room with a wood burning fireplace - perfect for casual dining and entertaining. The custom kitchen features sleek Quartz countertops, ceiling-height cabinetry, Stainless Steel appliances, elegant multi-toned backsplash, under-cabinet lighting and tile flooring. Enjoy the 11 x 12 ft four seasons SUNROOM and deck with glass railings that overlooks a private, fully landscaped backyard with mature trees for privacy. This home offers 3 spacious bedrooms and 2 full baths on the main floor. The 4pc Ensuite & main floor bath has been fully renovated with Quartz countertops, maple cabinets, tile backsplash and finished with tile flooring. The fully developed WALK-OUT basement provides additional living space with a separate entrance, renovated 4th bedroom, generous rec room, wet bar, home office, kitchen, 3pc bath, laundry and storage area. Upgrades include beautiful walnut hardwood flooring throughout the main floor. NEW STEEL VINYL SIDING (2026), NEW EAVESTROUGHS and DOWNSPOUTS (2026), sunroom's roof replaced 2019, permanent clay tile roof and garage metal roof. The furnace motor replaced 2025 and maintained annually, humidifier and water softener serviced 2025, hot water tank replaced 2019

and upgraded electrical panel. This home is also equipped with central air-conditioning ready for this summer. Complete with brick exterior, south facing sunroom, newer aggregate walkways, newer vinyl fence on one side and an oversized double detached garage. Only 15 minutes drive to downtown and the University of Calgary. Close to schools, shopping, Calgary Winter Club, Egert's Park, major roadways and only blocks away from all the walking trails of Nose Hill Park. Don't miss this opportunity to own a remarkable property that offers exceptional balance of natural surroundings and inner-city convenience in Upper North Haven!