



**6011 Norfolk Drive NW
Calgary, Alberta**

MLS # A2315747



\$650,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized, Secured		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Storage Shed

Updated and Beautiful! This two storey home has a total of five bedrooms(4 up & 1 down), two and a half baths with over 2230 sq ft of developed living space plus an oversized double heated garage(21'x 23'x 5'). Sought after street in Upper Thorncliffe steps to Egerts Park and Nosehill Park. Clean and pristine, well cared for and loved. Central floor plan gives you great connectivity with the foyer entry being open to the large living room, formal dining room and the kitchen. Gorgeous oak hardwood floors throughout the main floor. Renovated kitchen(2019) has stainless steel appliances and breakfast nook plus a cut through to the formal dining room. Lots of big, new high quality Lux Windows(2020) bring in lots of natural light and all have custom made shutters. Recently painted white color palette on the upper floors with newer carpet up. The lower level you will find a spacious rec room, bedroom and another full bath with a stand-alone shower and a sauna. Don't miss the secret entrance through the wall paneling to the storage room. Convenient half bath located off the mudroom area to the fully fenced backyard with mature garden beds and RV pad. Brand New Roof 2026! Furnace 2019. Incredible location just steps to Egerts Park and Nosehill Park, to enjoy nature at its finest with walking and bike paths to enjoy with mature trees and landscape. Walk to playgrounds, schools of every level, Calgary Winter Club, shopping and more. Easy access to main road arteries and a quick commute to downtown. A perfect family home! View the 3D Tour (Purple House Symbol) Welcome home.