



**4724 Nordegg Crescent NW  
Calgary, Alberta**

**MLS # A2320812**



**\$975,000**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,817 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Irregular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Dishwasher, Electric Range, Microwave Range Hood, Refrigerator in the legal suite

Welcome to a truly rare opportunity in the heart of North Haven. Brand-new, custom-built semi-detached homes are a rarity in this established community, and this residence sets a new standard for craftsmanship and high-end design. Boasting an SouthWest-facing front 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 main floor defined by 10-foot ceilings, premium finishes, and a flood of natural light. The gourmet chef’s kitchen is a showstopper, featuring custom high-rise cabinetry, quartz countertops, a massive waterfall island, and plenty of cabinets for storage, complemented by a functional mudroom and an elegant powder room. Head upstairs where 9-foot ceilings continue the sense of grandeur. The stairway features rare, integrated LED lighting professionally installed, a custom touch that immediately sets this home apart. The primary retreat is a true sanctuary, complete a walk-in closet, and a spa-like 5-piece ensuite with luxury upgrades, a freestanding soaker tub, and a rain shower. Two additional bedrooms with tray-ceiling accents and a full laundry room complete this level. The Legal Suite: The fully developed, 9-foot basement is a premier mortgage helper or multi-generational living space that is 100% ready to rent out. Accessible via a private side entrance, this self-contained legal suite features two excellent-sized bedrooms, a fully equipped kitchen, a spacious living area, a stylish 3-piece bath, independent laundry, and tons of storage space. Located just minutes from Nose Hill Park, the Calgary Winter Club, top-rated schools, and offering effortless access to John Laurie Blvd and 14th Street. Don’t miss out on North Haven’s finest new build!