



**336 Norseman Road NW
Calgary, Alberta**

MLS # A2325155



\$774,900

Division:	North Haven Upper		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,241 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: TV Wall Mount x2, Cabinet in Primary

Beautifully upgraded and move-in ready, this bright and inviting home offers an exceptional open floor plan in a fantastic location just moments from Nose Hill Park and the Calgary Winter Club. The main floor features durable laminate flooring throughout most of the living space, an abundance of natural light, and a welcoming living room highlighted by a cozy wood-burning fireplace. The beautifully renovated kitchen is the heart of the home, showcasing white quartz countertops, dark shaker cabinetry, stainless steel appliances, a large island with breakfast bar, and a window overlooking the private, sunny backyard. The spacious dining area is ideal for both everyday living and entertaining. Upstairs, you'll find three bedrooms, including a lovely primary retreat featuring a striking feature wall, two freestanding wardrobes that are included, and a private four-piece ensuite. A spacious five-piece main bathroom with dual sinks serves the additional bedrooms. The fully finished basement is exceptionally bright thanks to its large windows and offers outstanding additional living space, including a generous family room, an impressive playroom with luxury vinyl plank flooring, custom built-in cabinetry and a sink, a fourth bedroom, a full bathroom, and plenty of flexibility for growing families. Recent upgrades provide outstanding peace of mind and include a new furnace and central air conditioning (2025), new vinyl siding with added foam insulation, soffits, fascia, and eavestroughs (2025), vinyl windows, exterior doors, and numerous additional improvements throughout the home. Outside, the private backyard features a large ground-level deck, mature tree, garden shed, generous lawn space, and rear lane access to the oversized 20' x 24' detached garage. Upper North Haven is one of Calgary's hidden gems, offering an unbeatable inner-city northwest location

with quick access to Nose Hill Park, excellent schools, major roadways, everyday amenities, and downtown. A wonderful opportunity to own a beautifully updated home in a quiet, established community. Call today to book your private viewing.