



**4752 Nipawin Crescent NW
Calgary, Alberta**

MLS # A2327236



\$759,900

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,466 sq.ft.	Age:	1962 (64 yrs old)
Beds:	2	Baths:	3
Garage:	Attached Carport, Single Garage Attached, Tandem		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters		

Inclusions: Freezer, Mini -Bar Fridge, Bar Stools

Welcome to 4752 Nipawin Crescent, nestled on a quiet crescent in the in the sought-after Northwest community of North Haven, this pristine 1440 square ft. bungalow is a true gem. Offering over 2500 sq ft of total living space. Step inside to discover the numerous upgrades throughout the years with updated windows, beautiful complimentary vinyl plank flooring, updated kitchen featuring additional cupboard space (with pull-out drawers for easy organization) and open kitchen bar. The large windows allow tons of natural light providing an inviting ambience for the open layout that is perfect for families or entertaining. Take advantage of beautiful 4-Season Sun Room with hot tub or make the room fit to your personal needs . The primary bedroom is large enough for king-size bed and complimentary furniture with a 4 piece ensuite and large closet space. There is an additional 4 piece bathroom , bedroom and flex room (work space or potential bedroom) on main floor .The lower level offers spacious great room, (play space, office space or work out space), a full bathroom and take advantage of the entertainment bar (with bar fridge) and walk out basement on to large backyard . (plenty of space if you want to add garage or play space for family and friends) and fully fenced for privacy. The property also includes a tandem single garage (great space for car and additional storage or work shop) and carport providing plenty of parking options. Recent updates over the 15 years ,such as windows, roof, new hot water tank enhance the home's appeal. (water softner and hot tub sold as is) Located in a fantastic community, pride of ownership is evident throughout this clean and meticulously maintained property. Lastly, the prime location is unmatched with a short walk to North Haven elementary school, play ground, and North Haven community centre. The

beauty of North Haven provides with easy access to main roads including 14 st., McKnight Blvd. and John Laurie, saving time for your daily commute. Plus the additional amenities close by such as Nose Hill park, Calgary Police Services, Calgary Winter Club, and several dog parks and playgrounds. It is also a quick commute to SAIT, U of C, Alberta Children's Hospital, Foothills Medical Centre, Tom Baker Centre and future state-of-the-art Arthur Child Cancer Centre. Hurry! Book your showing today and turn this beautiful house into your dream home.