



GRASSROOTS
REALTY GROUP

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4515 Norquay Drive NW
Calgary, Alberta

MLS # A2338917



\$599,900

Division:	North Haven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,093 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Storage		

Inclusions: two garage door openers one "as is" condition

Open House October 11 , 12pm-3pm. Great value in this lovingly maintained North Haven gem. This original owner home is ready for its new family to give it a refresh and call it their own. Plenty of natural light throughout. Situated on a quiet street with its own park/greenspace just a few doors down. Enjoy the convenience of being minutes to The Winter Club, Nose Hill Park and pathways, all levels of schools, shopping, and public transit. A great floor plan to open up. Spacious L shaped living room and dining room featuring hardwood floors. Large eat in kitchen with access to the lovely sunroom and west back yard. 3 bedrooms up plus a full 5-piece bath with dual sinks. The bright lower level contains a large open family room, built in bar, and a cozy electric fireplace. The 4th bedroom is huge and complimented by a full bath. The laundry room offers extra storage and completes this level. Fully fenced sunny yard with mature landscaping, an oversized double garage with a mechanics pit, and RV/boat storage options. Looking for a great opportunity to own a home that you can truly call your own in a popular central NW neighbourhood? Don't miss this opportunity!