



GRASSROOTS
REALTY GROUP

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36 Norseman Place NW
Calgary, Alberta

MLS # A2346827



\$925,000

Division:	North Haven Upper		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,697 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Steam Room, Vinyl Windows

Inclusions: N/A

OPEN HOUSE SAT. SEPT 26 from 1- 3PM. Welcome to 36 Norseman Place NW , a fully redesigned luxury bungalow in Upper North Haven, offering 4 bedrooms, 3 bathrooms, 2,764 sq. ft. of total living space, and an oversized double garage. Set on a 6,246 sq. ft. south-facing cul-de-sac lot, this stunning home has been thoughtfully reimagined with modern West Coast design, delivering exceptional flow, functionality, and premium finishes throughout. The open-concept main floor features floor-to-ceiling windows, solid maple hardwood floors, custom millwork, and oversized sliding patio doors that flood the home with natural light. The gourmet kitchen is a chef's dream, complete with custom cherry cabinetry, quartz countertops, a cubed island, a 6-burner gas cooktop, and high-end appliances. The main floor also offers 3 bedrooms, including a spacious primary retreat with a 4-piece en suite and custom wardrobe, a 5-piece main bathroom, and a large laundry room. The cozy lounge area boasts 10' ceilings, a cherry-finished gas fireplace, and opens directly onto a wood-enclosed patio perfect for relaxing or entertaining. The fully developed basement includes a large family room with a wet bar and fireplace, a 4th bedroom, a 3-piece bathroom with a steam shower, a dry sauna, a workshop, and hidden storage. Additional highlights include a huge covered rear deck, an oversized double detached garage, additional parking, two storage sheds, and a greenhouse. Located just steps from Nose Hill Park, the Calgary Winter Club, schools, transit, and only 10 minutes to downtown. Don't miss your chance to own this exceptional, move-in ready home in one of NW Calgary's most desirable communities!