



GRASSROOTS
REALTY GROUP

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1308 Norfolk Drive NW
Calgary, Alberta

MLS # A2347667



\$779,900

Division:	North Haven Upper		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,289 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar, Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: Window Coverings

Tucked into a quiet enclave of homes, this pristine inner-city four-level split offers great curb appeal, mature trees, and easy access to downtown. Inside, solid oak hardwood floors, newer carpets, and a sleek white kitchen create a warm, welcoming feel. The kitchen features stainless steel appliances, a breakfast bar, and pantry cupboards for extra storage, with a walkout to a two-tier deck and private, sunny south backyard. The walk-out from the kitchen provides easy access to the deck for entertaining and BBQs. The L-shaped living and dining rooms impart an elegant, traditional atmosphere. The upper level is dedicated to a spacious primary suite with a five-piece ensuite featuring marble accents, heated floors, a skylight for natural light, double sinks, a jetted soaker tub, and a walk-in shower with 10 mm glass. An adjoining flex room offers space for a dressing room, walk-in closet or home office. On the third level, the family room has oak built-ins, a gas fireplace and a walkout to the yard. This level also includes a second bedroom and a fully updated bathroom with laundry. The fourth-level games room offers even more flexible living space and could easily accommodate another bedroom (the Sellers would be willing to have this done). Updated utilities, garage door, and eavestroughs add to the appeal of this distinctive home. The double attached garage provides an entry directly into the home and out to the yard, leaving plenty of off-street parking. Living in North Haven puts you only steps away from Nose Hill Park, Egert's Park, playgrounds, and the North Haven Community Centre. Don't miss this opportunity to live in one of Calgary's best neighbourhoods. Recent updates include - HE furnace -2020, HWT -2019, Attic insulation with weatherguard to R50 2021, Dishwasher - 2021, Carpets 2022 Washer and Dryer - 2023, Garage Door

and eavestroughs-Sept 2026. The Sellers are willing to recreate the third bedroom in the lower level. Make this your new home!