



GRASSROOTS
REALTY GROUP

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367 Norseman Road NW
Calgary, Alberta

MLS # A2349742



\$675,000

Division:	North Haven Upper		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,277 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Stand-up Freezer in Basement, Shoe Tree at Garage Entry Door, Piano in Basement, Heat Pumps, Solar Panels

Welcome to 367 Norseman Road NW, a beautifully maintained and thoughtfully updated 4-level split in the established NW community of North Haven Upper. Ideally located just a block from Nose Hill Park, this 4-bedroom home offers an abundance of functional living space, a walkout level, south-facing backyard and oversized attached double garage, all complemented by an impressive list of recent improvements. Step inside to a bright and welcoming main level where soaring vaulted ceilings and hardwood floors create an immediate sense of space. The large living room offers plenty of room to gather and entertain, while the adjoining dining area flows naturally into the well-appointed kitchen featuring granite countertops, ample cabinetry and a functional layout. A sliding patio door provides direct access to the sunny south-facing backyard and deck, complete with a gas line for the BBQ. Upstairs you'll find three comfortable bedrooms, including a spacious primary retreat with a walk-in closet and updated 3-piece ensuite. The main 4-piece bathroom has also been refreshed with a replacement tub. For added year-round comfort, heat pumps have been installed in the primary bedroom and one additional upper bedroom. The lower walkout level adds excellent versatility with a large fourth bedroom, additional bonus space, 2-piece bathroom, laundry and separate exterior access. Continue downstairs to find a spacious recreation and games room with plenty of possibilities for movie nights, a home gym, play area or additional entertaining space. A dry sauna, shower and generous storage complete the lower level. Significant updates provide added comfort and peace of mind, including a NEW ROOF and NEW HOT WATER TANK in 2026, along with 16 SOLAR PANELS installed in 2024. The furnace was replaced in 2013, while nearly all of the windows and

the patio door have been replaced within the past 10 years, with the exception of the basement window. Outside, the landscaped and fully fenced south-facing backyard offers plenty of space to relax, garden or entertain, with a deck and convenient back lane access. The oversized attached double garage and driveway provide excellent parking and additional storage. North Haven Upper is an established community surrounded by green space and everyday conveniences. With Nose Hill Park just steps away, enjoy easy access to an incredible network of walking and hiking trails and expansive natural areas. Schools, parks, playgrounds, pathways, shopping and recreation are all nearby, with convenient access to John Laurie Boulevard, 14 Street NW and Centre Street making it easy to get around the city. With its versatile layout, numerous updates, solar panels, walkout level, sunny backyard and exceptional location near Nose Hill Park, this is a wonderful opportunity to call North Haven Upper home.