



GRASSROOTS
REALTY GROUP

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4507 Namaka Crescent NW
Calgary, Alberta

MLS # A2236900



\$720,000

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane, Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Don't miss this incredible opportunity to own a massive PIE-shaped lot (8019 sq ft) in the highly sought-after community of North Haven! This beautifully updated bungalow features triple-pane windows up, a renovated kitchen with maple shaker cabinets, Corian countertops, and modern appliances including a brand-new fridge and microwave (2025) New High Capacity Washing Machine (2024)and a newer dishwasher (2024). Enjoy updated hardwood and tile flooring, a refreshed bathroom, and newer doors, trim, and baseboards throughout much of the home and custom Blinds in the Living room, Dining room and Kitchen. The fully finished basement offers a spacious family room with a cozy fireplace—perfect for a home theatre—plus a gym area, an additional bedroom, full bathroom, and a well-appointed laundry room. The basement could easily be reconfigured for an illegal (or with some updating & city approval a Legal secondary suite) featuring a separate entrance. Outside, the large pie lot features an oversized double garage, gated RV parking (will fit a very large RV) off a paved alley, a huge patio, and still plenty of yard space for kids to play or for entertaining. A Mid-efficiency furnace that had a \$700.00 mother board replaced and ducts cleaned in 2024 plus a durable rubber membrane roof rounds out this exceptional property. Ideally located close to North Haven Off Leash Park, Nose Hill Park, North Haven CBE School, The Winter Club, and just 10 minutes to SAIT and the University of Calgary.