



**GRASSROOTS**  
REALTY GROUP

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**4440 Namaka Crescent NW  
Calgary, Alberta**

**MLS # A2240942**



**\$550,000**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Storage, Vaulted Ceiling(s)		

**Inclusions:** Washer/Dryer x 2, Microwave x 2, Fridge x 2, Oven, Hot Plate, Portable Grill, Electric Frying Pan, Toaster Oven, Garden Shed, Raised Garden Bed

**\*OPEN HOUSE THIS SATURDAY, AUGUST 2 [12:00-2:00]\*** Welcome to this versatile and move-in ready bi-level duplex in the coveted community of North Haven—where homes like this rarely hit the market! Whether you're a young family, savvy investor, or looking for a mortgage helper, this property checks all the boxes. Upstairs features a bright and open layout with VAULTED CEILINGS, large windows, and fresh paint throughout. Enjoy peaceful mornings on your private balcony overlooking mature trees—NO NEIGHBOURS BEHIND! The kitchen flows effortlessly into the living and dining areas, creating the perfect space to entertain or unwind. Downstairs, the fully developed (illegal) suite offers 2 additional bedrooms, a full bath, a cozy breakfast bar, and its own laundry —ideal for multi-family living, rental income, or Airbnb potential. Outside, you'll love the spacious SOUTH-FACING backyard with a raised garden bed, garden shed, and a parking pad with back lane access—plus potential to build a garage. Tucked away in a quiet, family-friendly neighbourhood, you're walking distance to schools, parks, and transit. Just minutes from Nose Hill Park's incredible trails and panoramic city views. Conveniently located near downtown, the airport, and several universities —everything you need is within easy reach. All appliances are included—featuring not one, but two full sets of essentials: 2 fridges, 2 microwaves, 2 washer/dryers, plus an oven, hot plate, portable grill, electric frying pan, and a toaster oven. Don't miss your chance to make this incredible property yours!