



**GRASSROOTS**  
REALTY GROUP

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**4916 Norquay Drive NW**  
**Calgary, Alberta**

**MLS # A2246690**



**\$575,000**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gentle Sloping, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Original Owner in North Haven &ndash; Bring Your Tools, Your Vision, and Maybe a Dumpster! For the first time ever, this classic North Haven bungalow is hitting the market &mdash; and while it&rsquo;s not winning any beauty pageants today, the potential here is massive. This is the kind of property that makes renovators and investors perk up, pull over, and say, &ldquo;Now this... this could be something.&rdquo; Lovingly cared for by the same family since the day it was built, this 1243 sq ft bungalow has good bones, a great lot, and just enough &ldquo;original charm&rdquo; to keep your demo crew busy for a week or two. It's very much a project &mdash; no sugarcoating that &mdash; but with the right touch, it could become a standout up/down rental or a stylish single-family home with income potential. Set on an oversized RC-G lot with alley access, a separate basement entrance, and plenty of space for rear parking, this place is practically begging to be turned into a legal suite or income-generating duplex. The layout lends itself well to a two-unit conversion, and the basement is a blank canvas (read: untouched and ready for transformation). Whether you're a flipper, builder, or buy-and-hold investor, the numbers can work well here. Inside, you&rsquo;ll find the kind of vintage finishes that are technically back in style &mdash; but we&rsquo;ll let you be the judge of that. There's original hardwood under the carpet, generously sized windows, and a traditional layout that offers a lot of flexibility. The real win? Location. This home sits on a quiet, tree-lined street in North Haven &mdash; one of Calgary&rsquo;s most underrated inner-city gems. You&rsquo;re just minutes from Nose Hill Park (hike, bike, dog walk, repeat), with great access to downtown, the airport, major routes, schools, shopping, and transit. It&rsquo;s a peaceful, established neighbourhood

that still feels like “real Calgary.” And while the house needs a firm handshake and a fresh start, it’s important to honour the history here. This home raised a family, hosted decades of laughter, holidays, and milestones — and now it’s ready for its next act. With a little vision (and maybe a crowbar), you could turn this into a revenue machine or a custom home that blends modern comfort with classic Calgary roots. So yes — it needs work. But if you’ve got a toolbelt, some grit, and a Pinterest board full of reno ideas, this could be the one.