



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

112 Nottingham Road NW
Calgary, Alberta

MLS # A2261478



\$649,900

| | | | |
|-----------|--|--------|-------------------|
| Division: | North Haven Upper | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,263 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Oversized | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Rectangular Lot | | |

| | | | |
|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home | | |

| | |
|-------------|-----------------|
| Inclusions: | Basement Fridge |
|-------------|-----------------|

Welcome to this inviting bi-level home tucked into the family-friendly community of Upper North Haven. Designed with comfort and function in mind, this property offers a bright, open layout with abundant windows and generous living spaces. The main level features a spacious living room with a cozy fireplace, a dining room with direct deck access, and a large eat-in kitchen with island and deck access—perfect for family meals and entertaining. The main floor also includes 2 bedrooms, a full bath, and a primary suite with a private 3-piece ensuite. Downstairs, you’ll find 2 additional bedrooms, another full bath, a large rec room with fireplace, and a big laundry and storage area with plenty of potential for hobbies or organization. Enjoy the outdoors with a large deck overlooking the green space behind the property—ideal for relaxing evenings and weekend gatherings. An attached double garage provides convenience and extra storage. Easy and quick walking access to Nose Hill Park and located near parks, playgrounds, and schools, this home combines a quiet setting with family-focused amenities and easy access to daily necessities. While lots of updates have been made over time, so much potential to turn this home into a showpiece!