



GRASSROOTS
REALTY GROUP

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

4936 Norquay Drive NW
Calgary, Alberta

MLS # A2262184



\$747,000

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage		

Inclusions: Murphy Bed in Den, wood shelves in primary bedroom, shelves in kids bedrooms.

**** OPEN HOUSE OCTOBER 4TH 12pm-2pm **** Welcome to your fully renovated North Haven bungalow! Step inside to a spacious living room featuring a stunning black-tiled, real wood-burning fireplace with a brand-new insert, perfect for cozy winter nights. New custom remote controlled blinds throughout the main floor and privacy film on front window. The open-concept layout connects the living, dining, and kitchen areas seamlessly, with quartz counters, stainless steel appliances, and sleek cabinetry making the kitchen a true showpiece and perfect place to entertain. Down the hall, you'll find a full bathroom and three bedrooms, including the primary suite with its own private 4-piece ensuite. The lower level is also fully renovated and offers a large living room and playroom area, PLUS DEN/OFFICE with a built-in Murphy bed, ideal for guests or a flexible work-from-home space. New egress windows make the basement bright and welcoming, while a full bathroom adds convenience. Outside, enjoy a private backyard oasis in your sunny south facing backyard with new sod, mature trees, and a two-tier deck with safety gate. Step out through the sliding doors off the kitchen to take it all in. MAJOR UPDATES completed in 2022 include: FULL RENOVATION, Hardy board siding, soffits, eaves, gutters, front door, back door, garage door & opener, furnace, hot water tank, and more! This move-in-ready bungalow is the perfect blend of style, comfort, and peace of mind, all in the sought-after community of North Haven.