



GRASSROOTS
REALTY GROUP

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204 Norfolk Road NW
Calgary, Alberta

MLS # A2268368



\$589,900

Division:	North Haven Upper		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 door keys

Nestled between two expansive parks, this lovely hillside bungalow, is steps from Egert Park and a short walk to Nose Hill Park in Upper North Haven. Taking in unobstructed views of treetops, sunrises and the park just a few doors down, opportunity awaits for you. Offered for sale for the first time since 1980, both the solidly built home and oversized 54 x 120 corner lot offer opportunities for renovation, addition or redevelopment. The main floor has a large living room/dining room and kitchen that could easily be opened up and modernized for today's family. Three great bedrooms on the main floor, including a primary bedroom with a 2-piece ensuite and a 4-piece family bath. Spacious basement offers a larger family room, bathroom, small workshop/craft space potential 4th bedroom. ****newer roof, newer refrigerator and stove ***** This family-friendly community offers, an elementary school, community centre, transit within walking distance, is just minutes from The Calgary Winter Club, with quick access to downtown, U of C, SAIT, Foothills Medical Centre, shopping and the airport. Upper North Haven is a hidden gem.