



**GRASSROOTS**  
REALTY GROUP

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**328 Norseman Road NW**  
**Calgary, Alberta**

**MLS # A2270434**



**\$735,000**

<b>Division:</b>	North Haven Upper		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Storage		

**Inclusions:** NA

Welcome to 328 Norseman Road NW — a charming, well-maintained bungalow tucked into a quiet, established northwest community. This classic home blends the character of an older property with the comfort of a smart, functional layout, offering an ideal opportunity for families, downsizers, or those seeking a dependable long-term investment. The main level features a warm, inviting flow with large windows that fill the living, dining, and kitchen areas with natural light. The bungalow design offers convenient single-level living, complete with generously sized bedrooms and easy access to full bathrooms. Every space reflects the care and upkeep this home has received over the years. The lower level expands your living potential with room for a recreation area, media room, gym, office, or guest space—perfect for adapting to your lifestyle. Whether you plan to preserve the home’s original charm or modernize it over time, the strong structure and well-planned layout make it easy to imagine its next chapter. Outside, the mature lot provides privacy, established trees, and plenty of room to enjoy the outdoors. And just minutes away is one of Calgary’s greatest natural amenities—Nose Hill Park. With its miles of walking paths, off-leash areas, and sweeping city views, you’ll love having this incredible outdoor space practically at your doorstep. Close to parks, schools, shopping, transit, and major routes, this well-cared-for bungalow offers comfort, convenience, and exceptional lifestyle value in a prime northwest location.