



**107 Nottingham Road  
Calgary, Alberta**

**MLS # A2301234**



**\$700,000**

<b>Division:</b>	North Haven Upper		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Beautifully renovated home with over 2300sqft of developed living space in the highly sought-after community of North Haven, ideally located on a quiet street with a lovely park view of Nosehill and Egert Park. This property features new flooring, quartz countertops, and fresh paint throughout, offering a move-in ready home. Situated on a spacious lot with 64' frontage, this home offers an exceptional amount of living space with a total of five bedrooms across multiple levels—perfect for growing families or those needing extra room. The main floor includes a bright living room, formal dining area, and an eat-in kitchen. The third level features a cozy family room with a fireplace, an additional bedroom, and a full bathroom. The fourth level offers a large rumpus room and another bedroom—ideal for entertaining, with ample space for a pool table, games area, or home gym. Enjoy outdoor living on the large, covered and sheltered deck—perfect for year-round barbecuing and gatherings. The oversized 27' x 23' insulated garage and RV parking pad provide plenty of room for vehicles, storage, and toys. This is a fantastic opportunity to own a spacious, updated home in a prime location.