



**5044 Norris Road NW
Calgary, Alberta**

MLS # A2305129



\$599,999

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Tile Counters		

Inclusions: N/A

Discover a rare opportunity to own a charming mid-century bungalow situated on a massive 110 x 50 Ft lot. Tucked away on a peaceful cul-de-sac in the highly sought-after North Haven community, this property sits just steps from the expansive natural beauty of Nose Hill Park. You can enjoy the perfect blend of quiet residential living and vibrant outdoor recreation right outside your front door. Step inside to find a classic layout designed for comfortable daily living. Sunlight pours through the large living room window, illuminating the beautiful original hardwood floors that flow seamlessly throughout the home. The original retro kitchen offers a delightful step back in time while providing gorgeous views of your expansive backyard. Down the hall, retreat to three spacious bedrooms alongside a stunningly renovated family bathroom. This carefully updated space features sleek gray tiles, a crisp white vanity, and elegant quartz countertops. The finished basement offers a large recreation area perfect for entertaining, a dedicated den that makes an ideal home office, a convenient 3 piece bathroom, and abundant storage space. Peace of mind comes naturally with this exceptionally well-maintained home. Recent mechanical updates include a newer roof installed in 2014 and a newer furnace from 2021, with both the furnace and water tank receiving meticulous servicing every six months. This fabulous location places you within easy reach of local amenities. You have quick access to The Winter Club, schools, shopping and a seamless commute of less than 15 minutes to both downtown Calgary and the YYC airport. Whether you want to build lasting memories with your family or secure a premium lot for future development, this property offers incredible potential.