



**5107 Norris Road NW  
Calgary, Alberta**

**MLS # A2160702**



**\$999,900**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** N/A

15,188 SQ FT LOT! THIS IS ONE OF THE BIGGEST LOTS IN UPPER NORTH HAVEN! Recently re-zoned by the City to RCG, this lot offers so much potential!! There are many new homes being built in the area. With the right creativity, a multi-family project might be a potential. Although primarily land value, the 1300+ sq ft bungalow can be a great fixer upper. It features 3 bedrooms, including a master with a 2-pc bath, a den and an open concept living room, dining area and kitchen. The basement is partially developed with a large open area. Some upgrades include newer furnace, hot water tank, insulation, windows and doors. This sought-after community provides convenient access to Nose Hill Park, one of Calgary's largest natural areas, known for its expansive walking trails and rich wildlife. The community is rich with amenities including the Winter Club, schools, playgrounds and quick access to 14 Street and John Laurie Blvd. Don't miss out on this opportunity to own a great piece of land, in a family friendly community!