



THE
A-TEAM

**RE/MAX
FIRST**

4635 NORTH HAVEN Drive, Calgary T2k2J3

MLS®#: **A2159525** Area: **North Haven** Listing Date: **08/21/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **6,157 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot,Low Maintenance Landscape,Interior Lot**
 Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,230**
 Low Sqft:
 Ttl Sqft: **1,230**

DOM

28
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 18`1"	Dining Room	Main	12`7" x 9`8"
Bedroom - Primary	Main	12`10" x 11`3"	Bedroom	Main	11`8" x 8`6"
5pc Bathroom	Main	11`8" x 7`1"	Bedroom	Main	11`8" x 8`2"
Mud Room	Main	5`10" x 3`2"	Family Room	Lower	25`9" x 14`4"
Laundry	Lower	9`11" x 7`4"	Den	Lower	10`7" x 6`6"
Bedroom	Lower	10`0" x 10`0"	4pc Bathroom	Lower	8`0" x 5`6"
Bedroom	Lower	11`7" x 10`0"	Storage	Lower	10`7" x 9`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1169JK

Remarks

Pub Rmks: **This inviting bungalow features refinished solid oak flooring throughout the main level. It offers 1230 square feet of main floor living space plus close to 1100 sq ft on the lower level. The bright, open floor plan includes a spacious, updated kitchen with ample storage and patio doors leading to a west-facing deck off the dining room. The home offers three bedrooms, including a notably large master bedroom and a generously sized six-piece bathroom on the main floor. The fully developed lower level boasts a large family room. Upgrades include new windows, mechanical systems, flooring, roof, kitchen, and bathrooms. The property sits on a large lot with a single garage and is located on a quiet, well-maintained street in an inner-city area. It provides easy access to amenities, Nose Hill Urban Reserve, the Winter Club, and transport routes. In excellent move-in condition, this home represents great value. Contact your realtor to view it before it's gone.**

Inclusions:
Property Listed By:

N/A
Baxter & Associates Real Estate Services

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













