



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5107 NORRIS Road, Calgary T2K 5R6**

MLS® #: **A2160702**      Area: **North Haven Upper**      Listing Date: **08/28/24**      List Price: **\$879,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$120k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar: **15,188 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,316**  
 Low Sqft:  
 Ttl Sqft: **1,316**

DOM

**21**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.5 (1 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,No Neighbours Behind**  
 Park Feat: **Concrete Driveway,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Washer/Dryer**  
 Int Feat: **Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 13`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>15`5" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 11`8"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 4`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`9" x 4`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>18`7" x 12`2"</b>
<b>Den</b>	<b>Lower</b>	<b>13`1" x 9`4"</b>

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>15`3" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 11`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 6`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>20`3" x 13`10"</b>
<b>Hobby Room</b>	<b>Lower</b>	<b>8`11" x 6`6"</b>
<b>Other</b>	<b>Lower</b>	<b>12`10" x 9`0"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**7510568**

**R-CG**

Remarks

Pub Rmks: **Rare chance for RENOVATION OR REDEVELOPMENT in this sought-after location, on the market for the very first time! This 15,188 SQ FT LOT 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. 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 siding, roof, furnace, hot water tank, insulation, windows and doors. There are even vaulted ceilings and a double-detached garage with a small pond just behind! This sought-after community provides convenient & walkable 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, transit and quick access to 14 Street and John Laurie Blvd. Your blank canvas awaits—create your dream! Don't miss out on this opportunity to own in a family friendly community!**

Inclusions:

Property Listed By:

**N/A**

**Century 21 Bamber Realty LTD.**

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







