



THE
A-TEAM

**RE/MAX
FIRST**

104 NORQUAY Heights, Calgary T2K 6H4

MLS® #: **A2164622** Area: **North Haven** Listing Date: **09/19/24** List Price: **\$734,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 11-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1989**
 Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,374**
 Low Sqft:
 Ttl Sqft: **1,374**

DOM

63
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow, Side by Side**

Parking

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

Access:
 Lot Feat: **Back Yard, Close to Clubhouse, Corner Lot, Cul-De-Sac, Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Linoleum, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings**
 Int Feat: **Central Vacuum, Chandelier, Jetted Tub, Laminate Counters, Open Floorplan, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 9`5"	Dining Room	Main	10`2" x 10`2"
Living Room	Main	22`10" x 16`11"	Family Room	Basement	16`5" x 13`3"
Game Room	Basement	16`5" x 14`3"	Laundry	Main	9`3" x 6`4"
Storage	Basement	7`8" x 4`7"	Bedroom - Primary	Main	14`5" x 8`5"
Bedroom	Main	11`11" x 8`5"	Bedroom	Basement	18`8" x 9`3"
3pc Bathroom	Basement	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"			

Condo Fee:
\$604

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d20

Legal Desc: **8910738**

Remarks

Pub Rmks: **Welcome to Norquay Heights where retirement living is at its finest! This 50+ semi-detached bungalow with a walk-out basement is the only raised unit that offers a wrap around deck with unobstructed views of Nose Hill Park, the Downtown City Skyline, and Calgary Airport. A comfortable and accessible open floor plan allows ease as you move throughout the unit where you'll find gleaming hardwood floors, updated tile, and an abundance of natural light adorning the home. A beautiful oak kitchen includes plenty of storage and counter space and flows effortlessly into your everyday breakfast nook. A formal dining area opens to the main living room with corner gas fireplace and garden doors opening up to the upper deck where you can relax with a glass of wine as you take in the incredible views. Main floor features two bedrooms including the master showcasing a 3pc ensuite. A spacious mudroom with laundry hook-up leads to the attached oversized double garage offering ample storage for all your seasonal items. Your fully developed walk-out basement presents a spacious family room with gas fireplace and leads the way to your covered patio. A third guest bedroom and full bathroom complete this level. The expansive storage room is ideal for the enthusiastic hobbyist as it provides a generous work station for those that like to tinker or do crafts. The updated features in this home include an AC unit, updated bathroom(s), a newer furnace, and maple hardwood floors. Residents enjoy a community Clubhouse with regular activities and gatherings and is within walking distance to Nose Hill Park. Ideal for those seeking community, low-maintenance lifestyle, and independence.**

Inclusions: **n/a**
Property Listed By: **RE/MAX House of Real Estate**

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









