



THE
A-TEAM

**RE/MAX
FIRST**

1328 NORFOLK Drive, Calgary T2K 5P6

MLS®#: **A2195221**

Area: **North Haven Upper**

Listing Date: **02/16/25**

List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,416**
Low Sqft:
Ttl Sqft: **1,416**

DOM

6

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Lawn,Level,Rectangular Lot**
Park Feat: **Double Garage Detached,Front Drive,Garage Door Opener,Garage Faces Front,Garage Faces Rear,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard,Rain Gutters,Storage**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **High Ceilings,Jetted Tub,Open Floorplan,Quartz Counters,See Remarks,Skylight(s),Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`4" x 15`3"	Dining Room	Main	12`0" x 11`10"
Kitchen	Main	12`2" x 12`0"	Den	Main	15`3" x 8`9"
3pc Bathroom	Main	8`9" x 5`6"	Bedroom - Primary	Second	15`3" x 8`8"
Bedroom	Second	12`3" x 11`11"	4pc Bathroom	Second	8`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510568

Zoning:
R-CG

Remarks

Pub Rmks: **Rare find in a sought after community of upper North Haven, this home offers more then most homes. Open plan with vaulted ceilings, hardwood floors, upgraded kitchen with quartz countertops, stainless steel appliances. Main floor laundry plus a main floor den that can easily be used as a third bedroom. Enjoy the fireplace in the spacious living room. Do you need a large garage, look at the 24'2 X 25 foot rear garage plus a Front Drive Single attached garage! Large fully fenced flat yard. Large patio in front plus balcony in rear. Walk to Nose Hill Park that has extensive biking and waking paths.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











