



## 5046 North Haven Drive Calgary Alberta

\$615,000

Welcome to this stunningly renovated 4-level split half duplex, where modern elegance meets cozy charm. The minimal upper stairs makes the home feel more like a bungalow. With 2 spacious bedrooms and a beautifully appointed full bath on the upper level, plus an additional 2 bedrooms and bath downstairs, this home offers ample space for families looking for more separation, or savvy buyers looking for rental potential. Step inside and be captivated by the open-concept design, flooded with natural light. The inviting living room features a high-efficiency wood-burning fireplace, perfect for those cozy Calgary evenings. The heart of the home, the expansive C-shaped kitchen, boasts sleek stainless steel appliances, an electric cooktop, and a massive corner sink positioned perfectly by a large window to enjoy the view. Plus, a discreet European washer and dryer are tucked away in the cabinetry, maximizing your space. The layout flows effortlessly into the dining area, while a hallway leads to the thoughtfully designed bathroom and the tranquil bedrooms, creating an ideal retreat. Venture downstairs to find 2 generously sized bedrooms with ample natural light, along with convenient under-the-stairs storage and a spacious utility room. The lower level opens up to a cozy kitchen, a dedicated dining area, and a roomy living space—perfect for entertaining or unwinding after a long day. This gem is ideally located 5 minutes from Nose Hill Park, 15 minutes to Calgary Airport, schools, and all the amenities you could need, with quick access (15-20 minutes) to downtown for your commuting convenience. This road culminates in a bus/vehicle trap, creating a quieter atmosphere despite being the main thoroughfare. Don't miss your chance to call this beautifully crafted home your own! (id:6769)

3pc Bathroom 4.75 Ft x 8.00 Ft

Bedroom 9.42 Ft x 13.83 Ft

Bedroom 8.17 Ft x 9.25 Ft

Dining room 9.83 Ft x 11.17 Ft

Kitchen 8.33 Ft x 19.42 Ft

Recreational, Games room 9.75 Ft x 8.08 Ft

Furnace 10.08 Ft x 9.17 Ft

3pc Bathroom 6.42 Ft x 7.50 Ft

Bedroom 8.92 Ft x 9.92 Ft

Dining room 9.83 Ft x 11.33 Ft

Foyer 3.92 Ft x 4.58 Ft

Kitchen 8.83 Ft x 12.75 Ft

Living room 15.08 Ft x 10.67 Ft

Primary Bedroom 9.83 Ft x 14.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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