



## 1227 Ninga Road Calgary Alberta

\$829,900

Don't miss out on this fabulous bungalow with over 2,700 sq ft developed with oversized detached double car garage located in the sought after Community of North Haven. One of the best locations in North Haven, within 1-2 blocks of the Nose Hill underpass, playground, school, cafe, outdoor rink and community centre. Excellent neighbours provide for a sense of the "good old days" where kids can roam freely with friends. As you enter this spacious bungalow, you will be welcomed with a bright and airy open floor plan, which includes the spacious family and dining rooms with hardwood floors leading to the kitchen with a center island with granite on all counters and stainless steel appliances. Moving along, the main floor also has 3 bedrooms with the primary bedroom enjoying a 4-piece ensuite renovated in 2022 and the main floor 4-piece bath has been re-designed for accessibility with a roll-in shower, floating vanity, heated floor and widened doorway. The basement has a large recreation & games room with a 4th bedroom, laundry and a 4-piece bath. The games room / flex room on the main floor opens to a completely revamped back yard. There have been extensive renovations throughout the years such as a new roof on house (2021), all new windows upstairs, new window in basement bedroom to meet egress code, custom Hunter Douglas shutters and blackout honeycomb blinds and new french doors at the back of the flex room facing the back yard. The french doors are designed with no middle post and a handicap sill; the front flex room doors open up in the same way. South-facing backyard has been completely redone with added concrete, and a 480 square foot composite deck/sports centre, level with grade. This amazing location provides easy access to city centre, Nose Hill Park, Deerfoot & Stoney Trail via 14th street, McKnight Blvd & John Laurier. Close to schools, Winter Club & all amenities...

Recreational, Games room 23.58 Ft x 17.08 Ft  
Recreational, Games room 27.50 Ft x 10.67 Ft  
Bedroom 13.67 Ft x 10.92 Ft  
4pc Bathroom Measurements not available  
Laundry room 12.58 Ft x 8.50 Ft  
Living room 19.25 Ft x 18.92 Ft

Kitchen 12.00 Ft x 11.08 Ft  
Family room 21.00 Ft x 12.17 Ft  
Primary Bedroom 12.42 Ft x 11.00 Ft  
Bedroom 11.00 Ft x 8.92 Ft  
Bedroom 11.00 Ft x 8.92 Ft  
4pc Bathroom Measurements not available

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

Listing Presented By:



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Dining room 12.25 Ft x 8.00 Ft

3pc Bathroom Measurements not available