



## 4724 Nordegg Crescent Calgary Alberta

\$699,000

Here's an awesome opportunity in the heart of North Haven -- an oversized R-CG lot with approved development plans already in place for a semi-detached home, complete with a legal basement suite! Whether you're a builder, investor, or just someone dreaming of building a custom home in a family-friendly community, this lot checks all the boxes. Skip the headache of spending 6+ months getting permits and paying extra for asbestos removal or demolition--because all of that's been handled for you. Plus, the seller has even covered the City of Calgary levy fees, saving you even more time and money! Sitting on a generous 5,500 sq ft lot, the plans include a smart, functional layout:

- o Legal basement suite with its own separate side entrance, 2 bedrooms, a 3-piece bathroom, L-shaped kitchen, and cozy living room--perfect for rental income or extended family.
- o Main floor with an open-concept kitchen, dining, and living space, plus a mudroom that leads to the private backyard.
- o Upstairs features 3 spacious bedrooms, 2 bathrooms, including a master ensuite and walk-in closet--ideal for growing families.
- o Out back, there's a detached triple garage accessed from a wide alley: double garage for one unit, single garage + gravel parking pad for the other, plus loads of street parking available.

Located in the up-and-coming North Haven community, you'll enjoy a quiet, welcoming neighborhood while being just 15 minutes from downtown. Quick access to John Laurie Blvd and major routes makes commuting a breeze. Plus, you're super close to local gems like Nose Hill Park and the Calgary Winter Club. Whether you're a seasoned builder, a savvy investor, or someone ready to create their dream home, this lot has endless potential. Opportunities like this don't come around often--don't miss your chance with this fantastic project with tremendous value at under 700k. (id:6769)

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

<https://www.homecarerealty.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)