

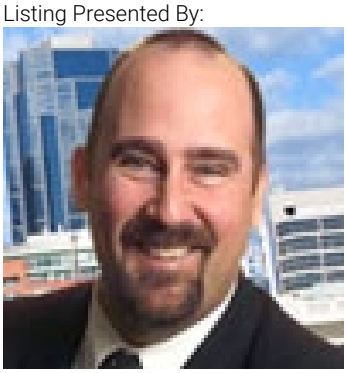
1106 Ninga Road Calgary Alberta

$478,000

Welcome to this lovingly maintained single-level duplex located on a peaceful dead-end street in the highly sought-after community of North Haven. Offering 3 bedrooms, 1 bathroom, and an oversized detached single garage, this property presents an exceptional opportunity for first-time buyers, downsizers, investors, or those looking to add their own personal touches.The home has been carefully cared for over the years and features numerous important updates, including a newer roof (within the last 10 years), furnace, hot water tank (new in 2021), and updated fridge, providing peace of mind for years to come.Inside, you'll find a bright and functional layout with comfortable living spaces and three well-sized bedrooms. No carpet to worry about, you will only find hardwood and tile here. The separate side entrance opens the door to a variety of future basement development possibilities, whether you're envisioning additional living space, a recreation area, home office, or revenue-generating potential (subject to approvals).Outside, the property truly shines with its incredible mature trees, attractive front and rear yards, offering plenty of room for gardening, entertaining, or simply enjoying the outdoors. The oversized rear garage provides abundant parking, storage, and workspace options for hobbyists and outdoor enthusiasts alike.Situated in a welcoming neighbourhood known for its friendly neighbors and strong sense of community, this home is just steps from a playground and green space, making it an ideal setting for families and those who appreciate a quieter lifestyle.Affordable, well-maintained, and full of future potential, this North Haven gem offers a rare opportunity to enjoy a mature Calgary neighborhood with easy access to schools, parks, major roadways, and all city amenities. (id:6769)

Bonus Room 7.42 Ft x 14.00 Ft
Laundry room 10.42 Ft x 13.42 Ft
Family room 15.00 Ft x 16.67 Ft
Furnace 9.83 Ft x 10.25 Ft
Recreational, Games room 12.92 Ft x 17.58 Ft
Storage 5.33 Ft x 5.58 Ft
Living room 17.58 Ft x 11.92 Ft
Kitchen 12.25 Ft x 8.50 Ft
4pc Bathroom 9.17 Ft x 7.17 Ft
Bedroom 8.00 Ft x 10.00 Ft
Primary Bedroom 9.33 Ft x 13.17 Ft
Bedroom 11.50 Ft x 8.25 Ft
Other 3.75 Ft x 4.58 Ft
Other 3.67 Ft x 3.17 Ft

Listing Presented By:



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Dining room 9.08 Ft x 10.00 Ft