

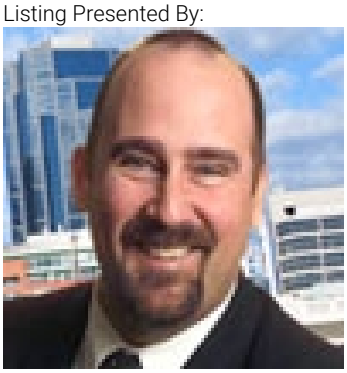
96 Norquay Heights Calgary Alberta

$659,900

Choose a home with stunning expansive views afforded by this rare offering in Norquay Heights in the sought-after community of North Haven. Beautifully perched on the lower slopes of Nose Hill providing gorgeous panoramic views of the park, downtown and east towards the airport. This exceptional property offers a very versatile, comfortable and spacious floorplan with almost 2,700 sq.ft. of finished area plus the recent addition of a 160 sq.ft. sun room off of the living/eating area to truly take advantage of the views in all 4 seasons. Expansive deck space on the south side of the home as your approach to the main entrance adds to the enjoyment of this unique setting. Horizon Village North Haven is a small 55+ enclave sharing a common clubhouse with regular gatherings & activities for its residents which is perfect for buyers wanting to maintain connection with their neighbours in this small tight-knit community. An easy walk to the Winter Club, close to Confederation Park as well as Nose Hill Park, easy access to John Laurie Boulevard or 14 Street and as a rare inner-city property of this type - just a short distance to Downtown.Warmly finished maple hardwood floors throughout the main floor combine with durable ceramic tile flooring in entry foyer, kitchen and generous breakfast nook adjacent. This level features two bedrooms with the primary boasting west views of Nose Hill Park, his & her closets and a renovated 5 piece ensuite bath with in-floor heating, double sinks and an extra large floating glass enclosed tiled shower with two separate water fixtures! The bright kitchen offers abundant counter and cupboard space, stainless steel appliances and a corner sink with a view! The main floor laundry and mud rooms with additional storage are conveniently located as you approach the double attached garage entrance just past the renovated 2 pc bathroom. T...

4pc Bathroom 8.17 Ft x 5.00 Ft
Other 4.83 Ft x 7.67 Ft
Bedroom 9.33 Ft x 18.58 Ft
Bonus Room 14.25 Ft x 21.92 Ft
Recreational, Games room 16.42 Ft x 30.75 Ft
Storage 11.50 Ft x 9.08 Ft
5pc Bathroom 8.17 Ft x 8.33 Ft
Bedroom 11.83 Ft x 9.58 Ft
Dining room 10.08 Ft x 10.42 Ft
Kitchen 11.83 Ft x 9.08 Ft
Living room 16.83 Ft x 22.17 Ft
Primary Bedroom 12.00 Ft x 11.42 Ft

Listing Presented By:



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Stonemere Real Estate Solutions

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Furnace 8.00 Ft x 4.17 Ft

2pc Bathroom 8.17 Ft x 5.00 Ft

Sunroom 16.50 Ft x 9.50 Ft