

1141 Ninga Road NW
Calgary, Alberta

MLS # A2318600



\$499,900

Division:	North Haven		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	945 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Furnace in garage (as is)

****OPEN HOUSE, Fri June 19, 5-7 pm**** Bright and sunny bi-level duplex in desirable North Haven, just steps from a playground and Nose Hill Park. Offering more than 1,600 sq. ft. of developed living space, this home features large, newer windows both upstairs and down, allowing an abundance of natural light to fill the space. A spacious open entry welcomes you inside, while central air conditioning provides comfort in warm summer months. The functional main floor features a large kitchen with abundant cupboard and counter space, stainless steel appliances, and a separate dining area with sliding patio doors leading to a front balcony. A generous living room, two spacious bedrooms, and a renovated 5-piece bathroom complete this level. The lower level features two additional bedrooms, an updated 4-piece bathroom, and a large recreation room, providing plenty of space for family living. The laundry and mechanical room offers exceptional storage and functionality. Outside, you'll find an oversized, single detached garage and paved parking pad surrounded by mature trees, established gardens and south facing backyard. Ideally located close to schools, shopping, transit, and all amenities, this is an excellent opportunity to enjoy a sought-after community with easy access to Nose Hill Park, pathways, and recreational opportunities.