

5031 Newcombe Place NW
Calgary, Alberta

MLS # A2339693



\$799,900

Division:	North Haven		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,257 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage		

Inclusions: N/A

ONE OF THE BEST LOTS IN NORTH HAVEN , front park, sides park ..large pie lot, perfect opportunity to renovate or rebuild. Welcome to this great 4-level split offering tremendous value and endless potential in the sought-after community of North Haven. Perfectly positioned on a quiet cul-de-sac with only one direct neighbor, this property sits on an amazing pie-shaped lot that both sides and faces a peaceful park setting. Whether you are an investor looking for your next strong project or a homebuyer eager to modernize a solid house and make it your own, this property is a rare find. The home features durable steel siding installed directly over wood for outstanding insulation, along with a dual furnace system to ensure efficient, balanced heating across all levels. The main level greets you with a practical tile foyer, opening into a bright and spacious living/dining area centered around a massive picture window that floods the space with natural light. The functional kitchen offers a great layout featuring ample cabinet and counter space, plus a flexible area that easily accommodates a cozy breakfast nook or additional storage solutions. Head upstairs to discover three well-sized bedrooms, each featuring generous closet space and immaculate hardwood floors underneath carpets, alongside a full 4-piece bathroom. The lower level extends your functional living space with a 4th bedroom, a handy 2-piece bathroom, and a large recreation room—ideal for a family media space or play area. Down in the basement, you will find an unfinished blank canvas with laundry and abundant storage options. This flexible footprint is ideal to set up as a home gym, workshop, craft studio, or extra storage space. Step outside to enjoy the expansive pie-shaped yard, providing exceptional privacy and outdoor enjoyment right alongside the neighborhood park. Complete with quick

access to 14 Street for a fast commute downtown, and within easy walking distance to Nose Hill Park and the Calgary Winter Club, the location simply cannot be beat. Bring your design ideas and capitalize on this exceptional opportunity in a prime Calgary neighborhood!