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4724 Nipawin Crescent NW
Calgary, Alberta

MLS # A2348956

$574,900

Division:	North Haven		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,415 sq.ft.	**Age:**	1963 (63 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Sloped, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions: (All) Light Fixtures

. Outdoor enthusiasts will love the exceptional proximity to Nose Hill Park, one of Calgary’s largest and most treasured natural spaces. Explore an extensive network of walking and cycling trails, enjoy off-leash areas, and take in breathtaking panoramic views across the city and rocky mountains. The playground located directly beside the home further enhances the property’s appeal, offering a convenient extension of your outdoor living space. From morning walks through the park and afternoons at the playground to the outstanding recreational amenities of the nearby Calgary Winter Club, this location delivers an enviable lifestyle for families, professionals, and nature lovers alike. A RARE OPPORTUNITY TO REIMAGINE, RENOVATE, OR REBUILD. Positioned on a generous 50’ x 110’ lot, offering 5,500 square feet of land, this property is an exciting prospect for homeowners, renovators, and custom-home builders ready to bring a vision to life. Transform the existing residence into a beautifully updated home that pairs contemporary design with the character of an established neighbourhood, or start fresh with a custom-built residence tailored entirely to your lifestyle. Framed by mature landscaping and surrounded by the enduring appeal of North Haven, this is a remarkable canvas for creating something exceptional. Opportunities to secure a substantial lot in such a prime northwest Calgary location are increasingly rare, the lifestyle, convenience, and future potential, this property is right at your ringer-tips. Welcome Home.

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