

4708 Nordegg Crescent NW
Calgary, Alberta**MLS # A2352305****\$625,000**

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Spacious bungalow offering comfort, functionality, and excellent value! The bright main floor features an open-concept living, dining, and kitchen area, along with 3 bedrooms, including a primary suite with a convenient 2-piece ensuite. Enjoy beautifully refinished original hardwood floors and an updated main bathroom (2024). The bright lower level, enhanced by newer egress windows, boasts a large rec room plus two versatile flex spaces ideal for bedrooms, a home office, gym, or storage. Outside, the spacious backyard provides plenty of room for outdoor activities, gardening, or relaxing, while the oversized double garage easily accommodates tools, storage and parking. Major updates include upstairs windows (2017), furnace (2018), hardwood refinishing (2018), and basement egress windows (2022). Conveniently located within walking distance to transit with direct access downtown.