

\$789,900 - 4872 Nipawin Crescent Nw, Calgary

MLS® #A2211350

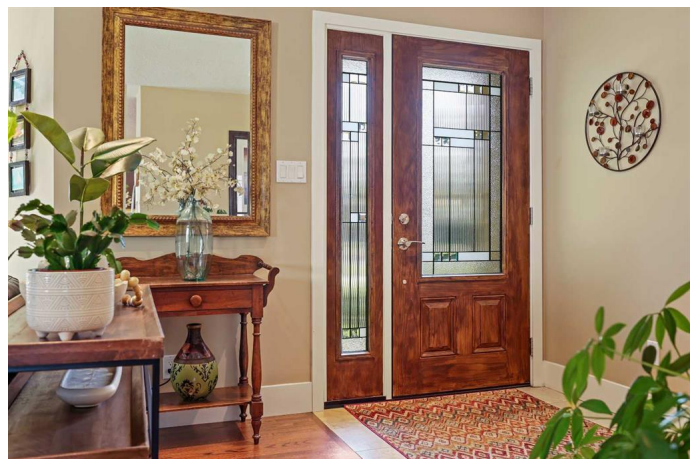
\$789,900

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.14 Acres

North Haven, Calgary, Alberta

Check out this HIDDEN GEM! Fully renovated bungalow, nestled in the charming neighbourhood of North Haven with a cozy community coffee shop just steps away. This home offers the perfect blend of modern elegance and comfortable living. Step inside and be greeted by the warmth of refinished hardwood floors that flow seamlessly throughout the main floor. The heart of the home boasts an inviting open concept kitchen, adorned with updated cabinets, stainless steel appliances, sleek granite countertops, and a display of pot lights that illuminate the space. Two cozy bedrooms are on the main level, with the large primary bedroom featuring a private 4-piece ensuite and an expansive walk-in closet. The lower level showcases an open floor plan with new carpet, an additional 2 bedrooms, and a flex space that could be used as a home office, gym or children's play area. A recreational room provide ample space for leisure, work, and relaxation. Step outside to the private landscaped backyard oasis, with two thoughtfully designed decks and an inviting fire pit. Practicality meets luxury with a newer double car oversized 26' x 21' garage, epoxy floors, heating & insulated for your convenience. An expansive additional concrete parking pad ensures there's room for all your vehicles, whether it's cars, an RV, or any other cherished toys. The list of features doesn't end here. Revel in the comfort of newer windows, an updated exterior, and newer high efficiency furnace and



hot water tank. The fence encompasses the property, providing both security and privacy. Situated within walking distance to schools and nestled on a tranquil street, the community of North Haven beckons with its welcoming charm. Only 15 minutes to downtown, 15 minutes to the Calgary International Airport, and 20 minute walk to the top of Nose Hill park. Don't miss the chance to call this remarkable property your home.

Built in 1964

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2211350 |
| Price | \$789,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,220 |
| Acres | 0.14 |
| Year Built | 1964 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 4872 Nipawin Crescent Nw |
| Subdivision | North Haven |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 2H9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Recessed Lighting |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 13th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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