

1227 Ninga Road NW
Calgary, Alberta

MLS # A2160256



\$829,900

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,556 sq.ft.	Age:	1967 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Downstairs jetted bathtub & shed in back yard in as is condition, ikea wardrobe in MB. Negotiable items: jungle gym in basement, climber in backyard and desk in playroom all in as is condition. Negotiable items: jungle gym in basement, climber in backyard and desk in playroom all in as is condition.

Don't miss out on this fabulous bungalow with over 2,700 sq ft developed with oversized detached double car garage located in the sought after Community of North Haven. One of the best locations in North Haven, within 1-2 blocks of the Nose Hill underpass, playground, school, cafe, outdoor rink and community centre. Excellent neighbours provide for a sense of the "good old days" where kids can roam freely with friends. As you enter this spacious bungalow, you will be welcomed with a bright and airy open floor plan, which include the spacious family and dining rooms with hardwood floors leading to the kitchen with a center island with granite on all counters and stainless steel appliances. Moving along, the main floor also has 3 bedrooms with the primary bedroom enjoying a 4-piece ensuite renovated in 2022 and the main floor 4 piece bath has been re-designed for accessibility with a roll in shower, floating vanity, heated floor and widened doorway. The basement has a large recreation & games room with a 4th bedroom, laundry and a 4-piece bath. The games room / flex room on the main floor opens to a completely revamped back yard. There have been extensive renovations throughout the years such as a new roof on house (2021), all new windows upstairs, new window in basement bedroom to meet egress code, custom Hunter Douglas shutters and blackout honeycomb blinds and new french doors at the back of the flex room facing the back yard. The french doors are designed with no middle post and a handicap sill; the front flex room doors open up in the same way. South facing backyard has been completely redone with added concrete, and a 480 square foot composite deck/sports centre, level with grade. This amazing location provides easy access to city centre, Nose Hill Park, Deerfoot & Stoney Trail via 14th street,

McKnight Blvd & John Laurier. Close to schools, Winter Club & all amenities. Don't miss out on this fabulous property!