

104 Norquay Heights NW Calgary, Alberta

MLS # A2164622



\$749,900

Division:	North Haven		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,374 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Cul-De-Sac, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 577
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d20
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Jetted Tub, Laminate Counters, Open Floorplan, Storage		

Inclusions: n/a

Welcome to Norquay Heights where retirement living is at its finest! This 50+ semi-detached bungalow with a walk-out basement is the only raised unit that offers a wrap around deck with unobstructed views of Nose Hill Park, the Downtown City Skyline, and Calgary Airport. A comfortable and accessible open floor plan allows ease as you move throughout the unit where you'll find gleaming hardwood floors, updated tile, and an abundance of natural light adorning the home. A beautiful oak kitchen includes plenty of storage and counter space and flows effortlessly into your everyday breakfast nook. A formal dining area opens to the main living room with corner gas fireplace and garden doors opening up to the upper deck where you can relax with a glass of wine as you take in the incredible views. Main floor features two bedrooms including the master showcasing a 3pc ensuite. A spacious mudroom with laundry hook-up leads to the attached oversized double garage offering ample storage for all your seasonal items. Your fully developed walk-out basement presents a spacious family room with gas fireplace and leads the way to your covered patio. A third guest bedroom and full bathroom complete this level. The expansive storage room is ideal for the enthusiastic hobbyist as it provides a generous work station for those that like to tinker or do crafts. The updated features in this home include an AC unit, updated bathroom(s), a newer furnace, and maple hardwood floors. Residents enjoy a community Clubhouse with regular activities and gatherings and is within walking distance to Nose Hill Park. Ideal for those seeking community, low-maintenance lifestyle, and independence.