

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

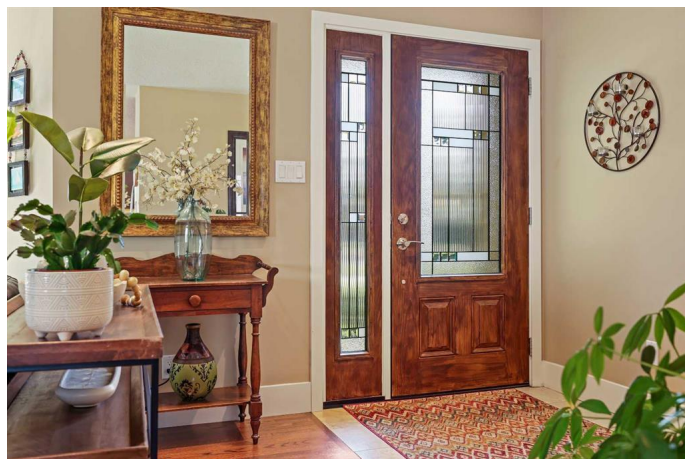
MLS® #A2211350

\$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	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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