

**4916 Norquay Drive NW
Calgary, Alberta**

MLS # A2246690



\$569,900

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,243 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

For the first time ever, this classic North Haven bungalow is available — a true opportunity in one of Calgary’s most family-friendly inner-city communities. Lovingly cared for by the same family since it was built, this 1243 sq ft bungalow offers over 2300 sq ft of finished living space, solid fundamentals, a great lot, and a location that’s tough to beat. The oversized RC-G lot provides exciting flexibility for today’s buyers. Whether you’d like to create a modernized family home or explore the possibilities of adding a legal secondary suite for mortgage-helping income (with City of Calgary approval), this property is well positioned. With alley access, rear parking, and a separate basement entrance, it’s an excellent candidate for an up/down conversion or a legal suite that can make ownership more affordable. Inside, you’ll find original hardwood under the carpet, generous windows, and a traditional layout that offers space for both growing families and creative redesign. The basement, with its substantial finished square footage, is largely untouched — perfect for developing a playroom, home office, or secondary suite. Set on a quiet, tree-lined street, the home is within walking distance of Nose Hill Park, schools, and the Calgary Winter Club, with quick access to downtown, the airport, shopping, and transit. North Haven is a peaceful, established neighbourhood that combines convenience with community — a place where kids can ride their bikes, families can connect, and homeowners can plant long-term roots. This home is ready for its next chapter, and with a flexible possession date, it can suit the timing needs of today’s buyers. A wonderful piece of family history, now offering a rare opportunity to create something special for the future.