

120 Norquay Heights NW
Calgary, Alberta

MLS # A2175027



\$600,000

Division:	North Haven		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,536 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 644
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: 2nd Fridge and 2nd Washer & Dryer in Basement, Chairlift.

House shopping today, packing tomorrow... Welcome to this immaculate semi-detached Bungalow, boasting fabulous northern & southern VIEWS, a Walkout Basement, Double Attached Garage, and MOVE-IN READY! Nestled in a fantastic 50+ complex known for its great Clubhouse and location, with mature trees and an expansive driveway that offer great curb appeal as you pull up to this home. The Foyer hosts durable tile flooring and nearby closets for tucking away coats & shoes. Rich hardwood flows into the massive Living Room & Dining Room space where you'll appreciate the abundance of sunlight through the triple pane windows! This open-concept Kitchen features endless cabinet & cupboard space, SS appliances, a large cupboard style Pantry, and a thoughtful window above the sink making dish duty less of a chore. There's a versatile Breakfast Nook off the Kitchen that steps outside to a big Balcony with great northern views of downtown just past the tree line. The Primary Bedroom is perfectly tucked-away down the hall for privacy, with a huge Walk-In Closet & 4-pc Ensuite with linoleum floors and a soaker tub / shower combo. Completing this main level is a modern tiled 3-pc Powder Room with a walk-in shower, your main floor Laundry, and an additional hall + linen closets for added storage and organization. A fully finished WALKOUT Basement awaits downstairs, w/ cozy carpeted floors, upgraded lighting, and wall-to-wall windows to let the light shine in. The giant Rec Room offers ample opportunity to create the ideal space for YOUR lifestyle, and steps outside to a beautiful landscaped backyard greenspace with a concrete patio, surrounded by colorful trees. The 3rd Bedroom is spacious, hosting a big window and closet, and the 4-pc Bathroom boasts vanity storage and linoleum floors. There's also a large secondary

Laundry Room / Utility Room, Storage, and 2 more organized closets on this level! Ready for your life to get easier? Your Condo Fees for this complex include: Professional Management, Insurance, Exterior Maintenance, Landscaping, Snow Removal, Reserve Fund, Clubhouse, Garbage, Recycling, Organics, Water & Sewer. Low-maintenance living is calling your name, book a private showing and come see this incredible home for yourself!