

# \$725,000 - 4808 Nordegg Crescent Nw, Calgary

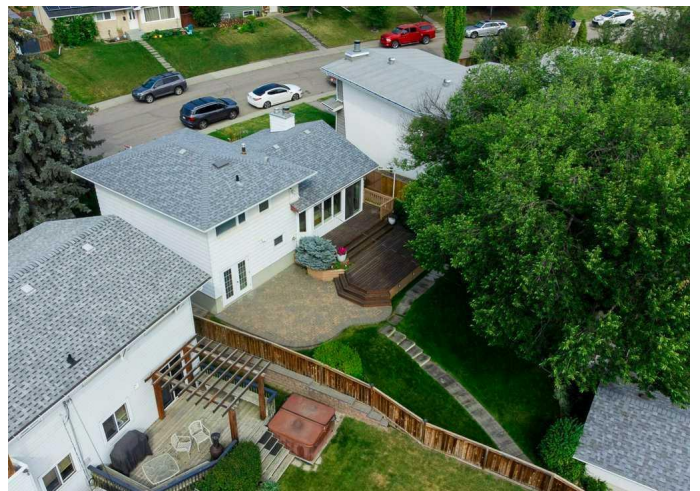
MLS® #A2263488

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.15 Acres

North Haven, Calgary, Alberta

Exceptional opportunity for a property that HAS IT ALL! Nestled on an EXPANSIVE 65 (widest point) x 135 mature PIE LOT. This charming 4 level split home offers both tranquility and convenience on a premiere and VERY QUIET STREET surrounded by towering trees and LUSH LANDSCAPING. The SPRAWLING, GENTLY SLOPING YARD features well-maintained gardens, a lovely deck, interlocking brick patio, shaded nooks, and ample space for outdoor activities. Inside, the home boasts a bright and airy layout, with LARGE WINDOWS that invite NATURAL LIGHT and frame stunning views of the surroundings. This FULLY DEVELOPED home with OVER 1900 SQ FT OF DEVELOPED SPACE has been IMPECCABLY MAINTAINED and has been meticulously cared for by the original owners who raised their family in the heart of North Haven. THE ROOF IS LESS THAN 5 YEARS OLD, FURNACE JUST 3 YEARS OLD with NO ORIGINAL WINDOWS ON THE UPPER 3 LEVELS. Enjoy great features like 2 WOOD BURNING FIREPLACES, 3RD LEVEL WALKOUT offering an opportunity for a separate living space, cold room, sizeable crawl space, UNDERGROUND SPRINKLERS, and GARAGE PLUS ADDITIONAL/RV PARKING. This home is MOVE IN READY or gives you a chance to upgrade further or perhaps an expansion or new build! You will also enjoy the IDEAL LOCATION of this home and in the community of North Haven. Located



just a 5-MINUTE WALK TO NORTH HAVEN  
ELEMENTARY and quick access to the  
CALGARY WINTER CLUB, 14th street and  
John Laurie and McKnight Blvd you will get  
where you need to go seamlessly. With its  
charming character and cozy, comfortable  
ambiance, this home is a true gem that you  
MUST CHECK OUT!

Built in 1963

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263488      |
| Price          | \$725,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,030         |
| Acres          | 0.15          |
| Year Built     | 1963          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4808 Nordegg Crescent Nw |
| Subdivision | North Haven              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2K 2M5                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Oversized, Single Garage Detached |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home                                                                                              |
| Appliances        | Dishwasher, Electric Cooktop, Electric Oven, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Partial                                                                                                                                                         |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Garden, Storage                                |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Treed |
| Roof              | Asphalt Shingle                                |
| Construction      | Metal Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 18                |
| Zoning         | R-CG              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | BECK Real Estate Ltd. |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.