

468 Norfolk Way NW  
Calgary, Alberta

MLS # A2295050



**\$900,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | North Haven Upper  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,284 sq.ft.   | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage    |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L |               |                   |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |

**Features:** Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Outdoor kitchen as-is, shed.

UPPER NORTH HAVEN | OVER 2300 SQFT OF DEVELOPED | VIEWS | OUTDOOR KITCHEN | HEATED GARAGE | 3 BEDROOM | 2.5 BATH | Welcome to this exceptional home in the highly sought-after Upper North Haven community, offering over 2,300 SQFT of fully developed living space and an unbeatable location surrounded by nature. Perfectly positioned across from and overlooking a massive greenspace, this property delivers both privacy and picturesque views—just steps from Nose Hill Park and with quick access to 14th Street for effortless commuting. This meticulously maintained and extensively updated 3-bedroom, 2.5-bath home showcases pride of ownership throughout. The main level features a functional and inviting layout with spacious living and dining areas, complemented by a stunning open-concept kitchen that overlooks the living space—perfect for both everyday living and entertaining. The kitchen is anchored by a large island and is equipped with a gas range, stainless steel appliances, and a huge skylight that fills the space with natural light, creating a bright and airy atmosphere. Large triple-pane windows (replaced in 2009) further enhance the home's efficiency while bringing the outdoors in. Upstairs, you'll find a generous primary retreat complete with its own ensuite and walk-in closet. Down the hall is an additional bedroom and 4-piece main bathroom. The inviting lower level features a bright family room with gas fireplace, a 3rd bedroom, convenient laundry room and 2-piece half bath. The fully developed basement provides additional versatile living space—ideal for a rec room, home office, or gym as well as plenty of storage. Step outside to the SW facing backyard and experience a true outdoor oasis. The beautifully landscaped yard is highlighted by stunning stamped concrete patios and a fully equipped

outdoor kitchen&mdash;ideal for entertaining or enjoying quiet evenings with family. Car enthusiasts and hobbyists will appreciate the heated double garage, complete with a brand-new garage furnace installed in Spring 2025. This home also offers peace of mind with numerous key upgrades: New Grade 4 hail-rated shingles (September 2025), New furnace and A/C (2021), New hot water tank (October 2020), Annual furnace inspections ensuring optimal performance. Combining thoughtful upgrades, an unbeatable location, and exceptional outdoor living, this is a rare opportunity in Upper North Haven. A truly turnkey home that delivers on lifestyle, comfort, and long-term value.