1106 Ninga Road NW

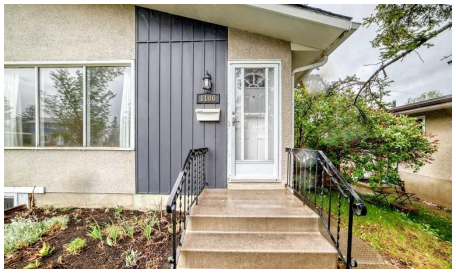
Calgary | Active | MLS® A2317242

$478,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1967**	**1,026.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this lovingly maintained single-level duplex located on a peaceful dead-end street in the highly sought-after community of North Haven. Offering 3 bedrooms, 1 bathroom, and an oversized detached single garage, this property presents an exceptional opportunity for first-time buyers, downsizers, investors, or those looking to add their own personal touches.

The home has been carefully cared for over the years and features numerous important updates, including a newer roof (within the last 10 years), furnace, hot water tank (new in 2021), and updated fridge, providing peace of mind for years to come.

Inside, you'll find a bright and functional layout with comfortable living spaces and three well-sized bedrooms. No carpet to worry about, you will only find hardwood and tile here. The separate side entrance opens the door to a variety of future basement development possibilities, whether you're envisioning additional living space, a recreation area, home office, or revenue-generating potential (subject to approvals).

Outside, the property truly shines with its incredible mature trees, attractive front and rear yards, offering plenty of room for gardening, entertaining, or simply enjoying the outdoors. The oversized rear garage provides abundant parking, storage, and workspace options for hobbyists and outdoor enthusiasts alike.

Situated in a welcoming neighbourhood known for its friendly neighbors and strong sense of community, this home is just steps from a playground and green space, making it an ideal setting for families and those who appreciate a quieter lifestyle.

Affordable, well-maintained, and full of future potential, this North Haven gem offers a rare opportunity to enjoy a mature Calgary neighborhood with easy access to schools, parks, major roadways, and all city amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2317242
Bedrooms	3
Bathrooms	1
Year Built	1967
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,026.6 sq. ft.
Acreage:	No
Lot Area:	3,498 sq. ft.
Lot Frontage:	31'10"
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1967 (Age: 59)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	4385JK
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stone, Stucco, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	North Haven
Appliances:	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	na
Restrictions:	None Known
Main Floor	Living Room · 17'7" × 11'11" ·
Main Floor	Dining Room · 10' × 9'1" ·
Main Floor	Kitchen · 12'3" × 8'6" ·
Main Floor	Bedroom · 10' × 8' ·
Main Floor	Bedroom - Primary · 13'2" × 9'4" ·
Main Floor	Bedroom · 11'6" × 8'3" ·
Main Floor	Entrance · 4'7" × 3'9" ·

Main Floor	Entrance · 3'8" × 3'2" ·
Basement	Bonus Room · 14' × 7'5" ·
Basement	Laundry · 13'5" × 10'5" ·
Basement	Family Room · 16'8" × 15' ·
Basement	Furnace/Utility Room · 10'3" × 9'10" ·
Basement	Game Room · 17'7" × 12'11" ·
Basement	Storage · 5'7" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Jun 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1106-ninga-road-nw-calgary-a2317242/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.