# 4722 Nordegg Crescent NW

Calgary | Active | MLS® A2336038

**$909,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **2026** | **1,835.17 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Welcome to 4722 Nordegg Crescent NW, an exceptional new built residence where timeless architecture, refined craftsmanship and contemporary design come together to create a home of enduring quality. Thoughtfully designed for today's lifestyle, this impressive semi-detached home offers a seamless blend of luxury and functionality, complemented by a fully self contained legal two bedroom basement suite, perfect for multi-generational living, guests, or future rental opportunities. The bright, open-concept main floor is defined by soaring ceilings, expansive windows and an effortless flow between the living, dining and kitchen spaces. A striking floor to ceiling fireplace serves as the focal point of the living room, while the chef-inspired kitchen features custom cabinetry, premium quartz countertops, high-end stainless steel appliances and an oversized waterfall island designed for both everyday living and effortless entertaining. Upstairs, the thoughtfully planned layout offers spacious secondary bedrooms and a luxurious primary retreat complete with a generous walk-in closet and a spa-inspired ensuite with floating vanity, creating a private sanctuary to unwind at the end of the day. Finished to the same exceptional standard as the main residence, the legal two-bedroom basement suite features its own private entrance, a beautifully appointed kitchen, spacious living area, private laundry and carefully selected finishes, offering complete independence without compromising on style or comfort. Located in the established community of North Haven, this home offers the rare opportunity to enjoy the charm of a mature neighbourhood with the benefits of brand new construction. Thoughtfully positioned to capture views of the Downtown Calgary skyline, the home offers a rare urban backdrop that perfectly complements its elevated design. Surrounded by tree-lined streets, parks and an extensive pathway network, residents are just minutes from Nose Hill Park, Confederation Park, golf courses and everyday amenities. Exceptional connectivity provides quick access to Downtown Calgary, the University of Calgary, SAIT, Foothills Medical Centre, Alberta Children's Hospital, YYC International Airport, Deerfoot Trail, 14 Street NW, John Laurie Boulevard, and McKnight Boulevard, placing the city's best amenities within easy reach. Offering a rare combination of architectural sophistication, premium finishes, and exceptional versatility, 4722 Nordegg Crescent NW presents an outstanding opportunity to own a brand new luxury home in one of northwest Calgary's most desirable established communities. A residence where thoughtful design, everyday comfort and timeless elegance come together effortlessly. Book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2336038 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 2026 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |

| | |
|---|---|
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,835.17 sq. ft. |
| **Main Level Finished Area:** | 878.8 sq. ft. |
| **Upper Level Finished Area:** | 956.38 sq. ft. |
| **Below Grade Finished Area:** | 906.13 sq. ft. |
| **Lot Area:** | 3,437 sq. ft. |
| **Lot Frontage:** | 30'¼" |
| **Front Exposure:** | Southwest |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2610697 |
| **Heating:** | Forced Air, Natural Gas |

| | |
|---|---|
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Tile, Vinyl Plank |
| **Cooling:** | None, Rough-In |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room, Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | North Haven |
| **Appliances:** | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Dishwasher, Dryer, Washer, Refrigerator, Electric Range, Range Hood In the basement Suite |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 13'9" × 13'8" · |
| **Main Floor** | Dining Room · 13'8" × 12'11" · |
| **Main Floor** | Kitchen · 16'8" × 15'8" · |

| | |
|---|---|
| **Main Floor** | Mud Room · 10'9" × 4'11" · |
| **Upper Level** | Bedroom · 12'10" × 9'3" · |
| **Upper Level** | Bedroom · 12'9" × 9'1" · |
| **Upper Level** | Laundry · 8'10" × 5'11" · |
| **Upper Level** | Bedroom - Primary · 16'5" × 12'8" · |
| **Upper Level** | Walk-In Closet · 8'10" × 5' · |
| **Basement** | Bedroom · 9'11" × 9'6" · |
| **Basement** | Bedroom · 12'3" × 10'2" · |
| **Basement** | Family Room · 13'6" × 10'4" · |
| **Basement** | Kitchen · 13'6" × 11' · |
| **Basement** | Furnace/Utility Room · 8'11" × 6'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
| **Exterior Features:** | BBQ gas line |
| **Patio And Porch Features:** | Other |
| **Lot Features:** | Back Lane, Landscaped, Low Maintenance Landscape, Pie Shaped Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-CG |
| **Listed Date:** | Aug 09, 2026 |

**Explore the full photo gallery and current listing details:**

https://www.maltiwana.ca/properties/4722-nordegg-crescent-nw-calgary-a2336038/

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

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