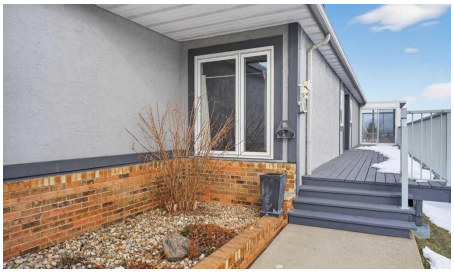
96 Norquay Heights NW

Calgary | Active | MLS® A2359441

$659,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1989**	**1,376 sq. ft.**

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Listed by Stonemere Real Estate Solutions

A closer look

Choose a home with stunning expansive views afforded by this rare offering in Norquay Heights in the sought-after community of North Haven. Beautifully perched on the lower slopes of Nose Hill providing gorgeous panoramic views of the park, downtown and east towards the airport. This exceptional property offers a very versatile, comfortable and spacious floorplan with almost 2,700 sq.ft. of finished area plus the recent addition of a 160 sq.ft. sun room off of the living/eating area to truly take advantage of the views in all 4 seasons. Expansive deck space on the south side of the home as your approach to the main entrance adds to the enjoyment of this unique setting. Horizon Village North Haven is a small 55+ enclave sharing a common clubhouse with regular gatherings & activities for its residents which is perfect for buyers wanting to maintain connection with their neighbours in this small tight-knit community. An easy walk to the Winter Club, close to Confederation Park as well as Nose Hill Park, easy access to John Laurie Boulevard or 14 Street and as a rare inner-city property of this type - just a short distance to Downtown.
Warmly finished maple hardwood floors throughout the main floor combine with durable ceramic tile flooring in entry foyer, kitchen and generous breakfast nook adjacent. This level features two bedrooms with the primary boasting west views of Nose Hill Park, his & her closets and a renovated 5 piece ensuite bath with in-floor heating, double sinks and an extra large floating glass enclosed tiled shower with two separate water fixtures! The bright kitchen offers abundant counter and cupboard space, stainless steel appliances and a corner sink with a view! The main floor laundry and mud rooms with additional storage are conveniently located as you approach the double attached garage entrance just past the renovated 2 pc bathroom. The freshly painted, fully developed walkout level has been updated with engineered hardwood floors in the 3rd bedroom, bonus room and the huge family room. This area boasts a wet bar and standalone stove-style gas fireplace to keep you warm and cozy on chilly winter days. A full bathroom services this lower level and has heated floors as well. Easy access from this level to the rear walk-out patio just steps from the central clubhouse. A large storage and utility room complete the floorplan. Additional features include triple glazed windows throughout, central air conditioning, central vacuum, and practical window coverings. For the mature, discerning buyer who has waited patiently for a home offering the best combination of layout and location, this beautiful offering in a park-like setting is the one.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359441
Bedrooms	3
Bathrooms	3
Year Built	1989
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow-Villa
Total Living Area:	1,376 sq. ft.
Main Level Finished Area:	1,376 sq. ft.
Below Grade Finished Area:	1,317 sq. ft.
Condo Fee:	$686.62
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal, Trash
Acreage:	No
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1989 (Age: 37)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	8910738
Heating:	Central, High Efficiency, Fireplace(s), Floor Furnace, Forced Air, Humidity Control, Natural Gas, See Remarks
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
Builder:	Horizon Village
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Basement, Blower Fan, Factory Built, Family Room, Free Standing, Gas, Glass Doors, Metal, See Remarks
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Insulated, Off Street, Secured, See Remarks, Shared Driveway, Side By Side, Workshop in Garage
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Hall, In Unit, Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Norquay Heights

Community:	North Haven
Amenities:	Clubhouse, Other, Park, Parking, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Snow Removal, Trash, Visitor Parking
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Water Heater, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Inclusions:	wall mounted small TV in kitchen area
Restrictions:	Adult Living, Age Restriction - 55+, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 11'10" × 9'7" ·
Main Floor	Dining Room · 10'5" × 10'1" ·
Main Floor	Kitchen · 11'10" × 9'1" ·
Main Floor	Living Room · 22'2" × 16'10" ·
Main Floor	Bedroom - Primary · 12' × 11'5" ·
Main Floor	Sunroom/Solarium · 16'6" × 9'6" ·
Basement	Other · 7'8" × 4'10" ·
Basement	Bedroom · 18'7" × 9'4" ·
Basement	Bonus Room · 21'11" × 14'3" ·
Basement	Game Room · 30'9" × 16'5" ·
Basement	Storage · 11'6" × 9'1" ·
Basement	Furnace/Utility Room · 8' × 4'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Wet Bar
Exterior Features:	Other, Private Entrance

Patio And Porch Features:	Balcony(s), Glass Enclosed, Side Porch, Wrap Around
Lot Features:	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Lawn, No Back Lane, See Remarks, Sloped, Street Lighting, Views, Yard Drainage, Yard Lights
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-CG
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/96-norquay-heights-nw-calgary-a2359441/

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

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