

# \$569,900 - 4916 Norquay Drive Nw, Calgary

MLS® #A2246690

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,243 sqft  
Residential on 0.13 Acres

North Haven, Calgary, Alberta

For the first time ever, this classic North Haven bungalow is available â€” a true opportunity in one of Calgaryâ€™s most family-friendly inner-city communities. Lovingly cared for by the same family since it was built, this 1243 sq ft bungalow offers over 2300 sq ft of finished living space, solid fundamentals, a great lot, and a location thatâ€™s tough to beat.

The oversized RC-G lot provides exciting flexibility for todayâ€™s buyers. Whether youâ€™d like to create a modernized family home or explore the possibilities of adding a legal secondary suite for mortgage-helping income (with City of Calgary approval), this property is well positioned. With alley access, rear parking, and a separate basement entrance, itâ€™s an excellent candidate for an up/down conversion or a legal suite that can make ownership more affordable.

Inside, youâ€™ll find original hardwood under the carpet, generous windows, and a traditional layout that offers space for both growing families and creative redesign. The basement, with its substantial finished square footage, is largely untouched â€” perfect for developing a playroom, home office, or secondary suite.

Set on a quiet, tree-lined street, the home is within walking distance of Nose Hill Park, schools, and the Calgary Winter Club, with quick access to downtown, the airport,



shopping, and transit. North Haven is a peaceful, established neighbourhood that combines convenience with community – a place where kids can ride their bikes, families can connect, and homeowners can plant long-term roots.

This home is ready for its next chapter, and with a flexible possession date, it can suit the timing needs of today’s buyers. A wonderful piece of family history, now offering a rare opportunity to create something special for the future.

Built in 1965

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246690    |
| Price          | \$569,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,243       |
| Acres          | 0.13        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 4916 Norquay Drive Nw |
| Subdivision | North Haven           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 2L3               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

|              |                                                 |
|--------------|-------------------------------------------------|
| Parking      | Off Street, Parking Pad, Single Garage Attached |
| # of Garages | 1                                               |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | See Remarks                                                              |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Gentle Sloping |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.