

\$729,900 - 240 Nottingham Road Nw, Calgary

MLS® #A2136777

\$729,900

5 Bedroom, 3.00 Bathroom, 1,319 sqft
Residential on 0.16 Acres

North Haven Upper, Calgary, Alberta

Welcome to this stunningly renovated 4 level split, located in the highly sought-after community of Upper North Haven. Just a two-minute walk from the serene Nose Hill Park, this home combines modern upgrades with the charm and tranquility of a mature neighborhood. As you step inside, you'll be greeted by a spacious and bright living area, highlighted by gleaming hardwood floors that flow seamlessly throughout the main level. The heart of this home is the beautifully updated kitchen, featuring sleek quartz countertops and ample cabinetry, perfect for preparing gourmet meals or casual family breakfasts. The upper floor boasts three generously sized bedrooms, each providing plenty of natural light and ample closet space. Primary bedroom complete with ensuite. Descend to the fully finished basement, where you'll find a huge flex room that can be tailored to meet your family's needs—whether it's a cozy family room, home office, or recreational space. An additional bedroom and a bathroom provide extra living space, ideal for guests or a growing family. Notable upgrades include a brand-new furnace installed in 2024, ensuring you stay warm and comfortable during the colder months. The home also features heated floors in main bathroom and a newer hot water tank. Outdoor enthusiasts will appreciate the expansive 26-foot cement pad, perfect for RV parking or accommodating additional vehicles. The backyard offers a private retreat with



plenty of room for outdoor activities and entertaining. This beautifully renovated 4 level split is not just a home, but a lifestyle. Its prime location in Upper North Haven provides easy access to parks, schools, and shopping, making it the perfect place to call home. Don't miss your chance to own this exceptional property—schedule your viewing today!

Built in 1976

Essential Information

MLS® #	A2136777
Price	\$729,900
Sold Price	\$750,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,319
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	240 Nottingham Road Nw
Subdivision	North Haven Upper
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5P4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 14th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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