

\$749,900 - 248 Nottingham Road Nw, Calgary

MLS® #A2162100

\$749,900

4 Bedroom, 2.00 Bathroom, 1,048 sqft
Residential on 0.13 Acres

North Haven Upper, Calgary, Alberta

Extensively renovated bi-level family home. 1048 Sq Ft of main floor living space with two bedrooms above and two more down, open kitchen, living and dining rooms. Walk out from the dining room through French patio doors to massive decking, hot tub and all kinds of room for your patio furniture. Would be so fun to entertain in this lovely home. Long list of recent upgrades with roughly \$200k invested to improve your new home over the past years. Most recent upgrades include but not limited to: white oak hardwood flooring, larch hardwood baseboards and trim, Dark maple cabinets, double granite sink and garburator, granite countertops (matching main floor bath) and plumbing fixtures, new stove, microwave hood-fan, refrigerator, built in dishwasher, 50 gal hot water tank, high efficiency furnace, wider than average gas-line supply to dwelling, 2 upgraded gas insert fireplaces, gas-line to deck and garage, PEX plumbing throughout home, new stairway railings, all new LUX PVC low e windows, new Lux doors to front and back, jet tub main floor, lower level tile surround walk-in shower, included murphy bed in lower bedroom, central vac, solid core wood doors, new carpeting down, fresh paint to entire interior of home, Hunter Douglas window treatments - these prior mentioned updates are all roughly 2011....since then added insulation c-200 rigid foam board, Hardie board composite siding to home, newer garage and matching shed, new eaves fascia and downspouts, new decking



and sunken hot tub spanning the entire width of the dwelling, new French doors off semi formal dining room, custom designed main floor fireplace mantle with smart solutions for your hookups, exterior rock/stone to the exterior - these prior mentioned updates were approx. 2017...2022 and 2024 are new dishwasher, fridge, microwave hood-fan, maple hardwood to stairways and roof shingles to garage. So much to mention....what a great floorplan as well, wide open upstairs, lower level offers two more bedrooms, large gym/rec area and lower-level family room with built-in gas insert fireplace and mantle. Please do not miss the pictures, drone shots and virtual tour. The location is superior - glaring unobstructed views of Nose Hill Park with no properties across the road. Located on a very quiet low traffic button hook cul-de-sac. Two underground tunnel access entrances to Nose Hill Park at either end of the street. Loads of parking on the front road as well as the oversized double detached garage. Backyard has loads of green grass, large deck, massive garage and yard shed for the daily landscaping tools. Come and enjoy the serenity of this location and all the other incredible extras that this incredible property has to offer. All transit, major throughfares, schools, parks and shopping are very close and easy to access from this great North Haven location.

Built in 1975

Essential Information

MLS® #	A2162100
Price	\$749,900
Sold Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,048
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	248 Nottingham Road Nw
Subdivision	North Haven Upper
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5P4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Landscaped, Private, Views, Environmental Reserve, See Remarks
Roof	Asphalt Shingle

Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 4th, 2024
Days on Market	30
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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