

# \$1,100,000 - 16 Norseman Place, Calgary

MLS® #A2232591

**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 2,118 sqft

Residential on 0.26 Acres

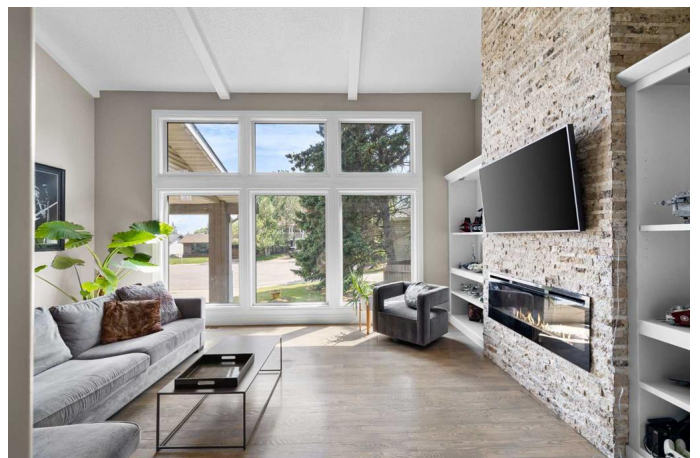
North Haven Upper, Calgary, Alberta

Rare Opportunity in Upper North Haven! | 0.26 Acres

Situated on a peaceful cul-de-sac lined with some of the area's finest homes, this property combines functionality, with an incredible outdoor space – a true rare find in today's market.

Spacious and Bright Living: Step into the vaulted living room, flooded with natural light adorned with wainscoting, creating an inviting atmosphere for family gatherings and entertaining guests. Well situated - Nestled next to the pathways in Nosehill Park and a short distance away from the Calgary Winter Club - short drive to downtown and the Calgary international Airport. Confederation park and golf course also conveniently located. If you are an active person, or strive to be one this location should work well. It's generous sized lot allows for versatile features. Potential for Expansion: This sizable lot could potentially allow for adding flexibility for multi-generational living or rental income - with approval from the City of Calgary, a carriage home, home gym, or Mother in Law Suite could be made feasible. Triple Car Garage AND Detached Shop: A spacious 30 x 40 ft heated detached shop, wired for 220 volts – ideal for storing a boat, artisanal workshop, or parking of up to four vehicles, with tremendous storage capacity.

Recently Upgraded Kitchen: Modern, stylish, and fully equipped, ideal for culinary enthusiasts.



Recent Renovations & Upgrades: New roof, furnace, hot water tank, and gemstone lighting throughout, ensuring peace of mind and contemporary appeal. Additional Living & Storage Space: Total finished area of approximately 3,239.55 sq ft, offering ample room for relaxation, work, and entertainment. A room on the main floor, and a rooms, and accommodations downstairs to support maximization of space. Massive yard with old-growth trees and perennials, creating a lush, private oasis. Large, level lawn perfect for sports, lawn games, entertaining, and outdoor activities. Greenhouse ready for planting and gardening enthusiasts. Hand-built, charming swing set – a favorite spot for kids and family fun.

Built in 1975

**Essential Information**

MLS® #	A2232591
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,118
Acres	0.26
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	16 Norseman Place
Subdivision	North Haven Upper
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2K 5M6

### Amenities

Parking Spaces	9
Parking	220 Volt Wiring, Alley Access, Concrete Driveway, Insulated, Oversized, Quad or More Detached, Triple Garage Attached, Workshop in Garage
# of Garages	7

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Washer/Dryer, Water Softener, Window Coverings, Convection Oven, Double Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Playground, Private Yard, Storage
Lot Description	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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