

**4916 Norquay Drive NW
Calgary, Alberta**

MLS # A2246690



\$575,000

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,243 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Original Owner in North Haven – Bring Your Tools, Your Vision, and Maybe a Dumpster! For the first time ever, this classic North Haven bungalow is hitting the market – and while it’s not winning any beauty pageants today, the potential here is massive. This is the kind of property that makes renovators and investors perk up, pull over, and say, “Now this... this could be something.” Lovingly cared for by the same family since the day it was built, this 1243 sq ft bungalow has good bones, a great lot, and just enough “original charm” to keep your demo crew busy for a week or two. It's very much a project – no sugarcoating that – but with the right touch, it could become a standout up/down rental or a stylish single-family home with income potential. Set on an oversized RC-G lot with alley access, a separate basement entrance, and plenty of space for rear parking, this place is practically begging to be turned into a legal suite or income-generating duplex. The layout lends itself well to a two-unit conversion, and the basement is a blank canvas (read: untouched and ready for transformation). Whether you're a flipper, builder, or buy-and-hold investor, the numbers can work well here. Inside, you’ll find the kind of vintage finishes that are technically back in style – but we’ll let you be the judge of that. There's original hardwood under the carpet, generously sized windows, and a traditional layout that offers a lot of flexibility. The real win? Location. This home sits on a quiet, tree-lined street in North Haven – one of Calgary’s most underrated inner-city gems. You’re just minutes from Nose Hill Park (hike, bike, dog walk, repeat), with great access to downtown, the airport, major routes, schools, shopping, and transit. It’s a peaceful, established neighbourhood

that still feels like “real Calgary.” And while the house needs a firm handshake and a fresh start, it’s important to honour the history here. This home raised a family, hosted decades of laughter, holidays, and milestones — and now it’s ready for its next act. With a little vision (and maybe a crowbar), you could turn this into a revenue machine or a custom home that blends modern comfort with classic Calgary roots. So yes — it needs work. But if you’ve got a toolbelt, some grit, and a Pinterest board full of reno ideas, this could be the one.