

\$550,000 - 4440 Namaka Crescent Nw, Calgary

MLS® #A2240942

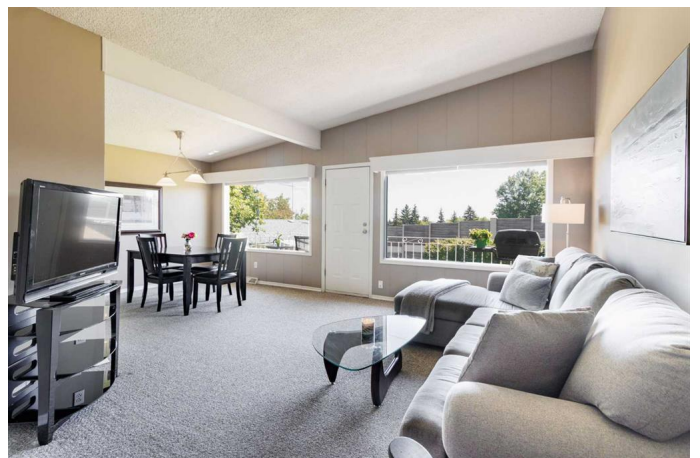
\$550,000

4 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.09 Acres

North Haven, Calgary, Alberta

Welcome to this versatile and move-in ready bi-level duplex in the coveted community of North Haven—where homes like this rarely hit the market! Whether you're a young family, savvy investor, or looking for a mortgage helper, this property checks all the boxes. Upstairs features a bright and open layout with VAULTED CEILINGS, large windows, and fresh paint throughout. Enjoy peaceful mornings on your private balcony overlooking mature trees—NO NEIGHBOURS BEHIND! The kitchen flows effortlessly into the living and dining areas, creating the perfect space to entertain or unwind. Downstairs, the fully developed (illegal) suite offers 2 additional bedrooms, a full bath, a cozy breakfast bar, and its own laundry —ideal for multi-family living, rental income, or Airbnb potential. Outside, you—™ll love the spacious SOUTH-FACING backyard with a raised garden bed, garden shed, and a parking pad with back lane access—plus potential to build a garage. Tucked away in a quiet, family-friendly neighbourhood, you're walking distance to schools, parks, and transit. Just minutes from Nose Hill Park—™s incredible trails and panoramic city views. Conveniently located near downtown, the airport, and several universities — everything you need is within easy reach. All appliances are included—featuring not one, but two full sets of essentials: 2 fridges, 2 microwaves, 2 washer/dryers, plus an oven, hot plate, portable grill, electric frying pan, and a toaster



oven. Donâ€™t miss your chance to make this incredible property yours!

Built in 1963

Essential Information

MLS® #	A2240942
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.09
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	4440 Namaka Crescent Nw
Subdivision	North Haven
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2H6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Storage, Vaulted Ceiling(s), Breakfast Bar
Appliances	Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Garden
Roof	Flat Torch Membrane
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.