

# \$699,000 - 4724 Nordegg Crescent Nw, Calgary

MLS® #A2205387

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.13 Acres

North Haven, Calgary, Alberta

Here's an awesome opportunity in the heart of North Haven – an oversized R-CG lot with approved development plans already in place for a semi-detached home, complete with a legal basement suite! Whether you're a builder, investor, or just someone dreaming of building a custom home in a family-friendly community, this lot checks all the boxes. Skip the headache of spending 6+ months getting permits and paying extra for asbestos removal or demolition because all of that's been handled for you. Plus, the seller has even covered the City of Calgary levy fees, saving you even more time and money! Sitting on a generous 5,500 sq ft lot, the plans include a smart, functional layout:

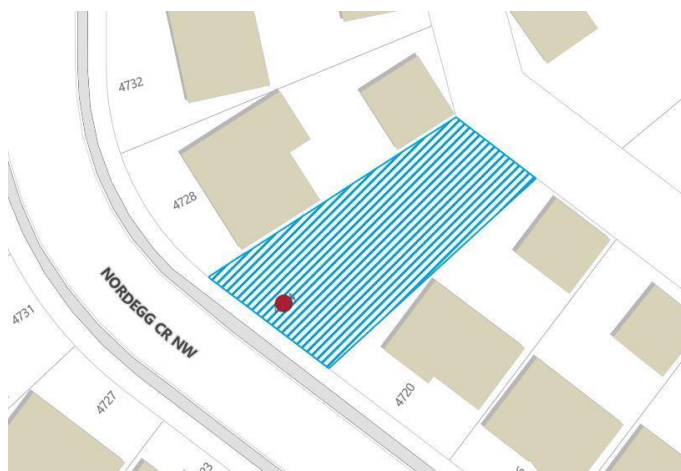
• Legal basement suite with its own separate side entrance, 2 bedrooms, a 3-piece bathroom, L-shaped kitchen, and cozy living room – perfect for rental income or extended family.

• Main floor with an open-concept kitchen, dining, and living space, plus a mudroom that leads to the private backyard.

• Upstairs features 3 spacious bedrooms, 2 bathrooms, including a master ensuite and walk-in closet – ideal for growing families.

• Out back, there's a detached triple garage accessed from a wide alley: double garage for one unit, single garage + gravel parking pad for the other, plus loads of street parking available.

Located in the up-and-coming North Haven community, you'll enjoy a quiet, welcoming



Calgary

[Development map](#) > Application details

<b>Development permit - DP2024-06159</b>	<b>File number</b> DP2024-06159	<b>Status</b> Approved
<b>Address</b> 4724 NORDEGG CR NW		

Application information	Application status
<b>Community</b> NORTH HAVEN	
<b>Land use district/zone</b> • Residential - Grade-Oriented Infill (R-CG)	
<a href="#">Where can I find a list of the land use districts?</a>	
<b>Application scopes</b> New: Semi-detached Dwelling, Secondary Suites (2), Accessory Residential Building (garage)	
<b>Proposed use</b> Accessory Residential Building, Semi-detached Dwelling, Secondary Suite - Attached Below Grade Discretionary	

neighborhood while being just 15 minutes from downtown. Quick access to John Laurie Blvd and major routes makes commuting a breeze. Plus, you're super close to local gems like Nose Hill Park and the Calgary Winter Club. Whether you're a seasoned builder, a savvy investor, or someone ready to create their dream home, this lot has endless potential. Opportunities like this don't come around often—don't miss your chance with this fantastic project with tremendous value at under 700k.

### Essential Information

MLS® #	A2205387
Price	\$699,000
Bathrooms	0.00
Acres	0.13
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	4724 Nordegg Crescent Nw
Subdivision	North Haven
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2M5

### Additional Information

Date Listed	March 25th, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	Homecare Realty Ltd.
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