



THE
A-TEAM

**RE/MAX
FIRST**

2608 CHEROKEE Drive, Calgary T2L 0X9

MLS® #: **A2149259** Area: **Charleswood** Listing Date: **07/13/24** List Price: **\$848,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1960**
Lot Information
 Lot Sz Ar: **5,199 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,172**
 Low Sqft:
 Ttl Sqft: **1,172**

DOM

161
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt,Tar/Gravel**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Private Entrance,Private Yard**

Construction: **Aluminum Siding ,Composite Siding,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Range Hood,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|
| Entrance | Main | 4`11" x 5`6" |
| Laundry | Main | 6`1" x 7`8" |
| Laundry | Suite | 5`7" x 7`8" |
| 4pc Bathroom | Upper | 4`11" x 8`4" |
| Bedroom | Upper | 10`7" x 8`3" |
| Bedroom | Lower | 6`10" x 13`7" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------------------|--------------|-----------------------|
| Kitchen With Eating Area | Main | 11`2" x 12`0" |
| Living Room | Main | 18`4" x 144`2" |
| Kitchen With Eating Area | Suite | 9`1" x 11`9" |
| Bedroom | Upper | 10`7" x 8`4" |
| Bedroom - Primary | Upper | 11`9" x 13`8" |
| Bedroom | Lower | 8`11" x 11`2" |

Flex Space
Den
Other

Lower
Basement
Main

8`11" x 10`10"
13`8" x 9`4"
22`0" x 24`1"

3pc Bathroom
Family Room

Lower
Basement

9`11" x 4`3"
11`7" x 11`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8172HS

Zoning:

R-C1

Remarks

Pub Rmks:

This is THE ONE you've been waiting for! Properties like this rarely come on the market. This gorgeous four level split, located in the desirable community of Charleswood, was recently professionally renovated in 2019 and is in great condition. Windows, plumbing, flooring, paint, exterior cladding, electrical and insulation - they even moved the electrical service underground so you can enjoy the backyard without powerlines! Not only that, in 2021 the roof had been updated and replaced bathroom exhaust fans and replaced 2 whirly birds. Inside features three bedrooms upstairs, large family room and large kitchen with island. The basement suite (illegal) features its own laundry, two more bedrooms, a den space and plenty of storage. A detached two car garage and landscaped backyard completes the home. The unique maintenance-free exterior features Hardie board siding and Nichiha panels imported from Japan, giving a unique look to this gem. Located on a quiet single-family street, you are steps from the LRT, shopping, restaurants, parks and schools - not to mention minutes from the University of Calgary. Come see why this is one of the best opportunities in NW Calgary!

Inclusions:

Nil

Property Listed By:

Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123