



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** Finished Floor Area
 Year Built: **1960** Abv Sqft: **1,172**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,199 sqft** Ttl Sqft: **1,172**
 Lot Shape:

DOM

131
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** Construction: **Aluminum Siding ,Composite Siding,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Private Entrance,Private Yard** 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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`11" x 5`6"	Kitchen With Eating Area	Main	11`2" x 12`0"
Laundry	Main	6`1" x 7`8"	Living Room	Main	18`4" x 144`2"
Laundry	Suite	5`7" x 7`8"	Kitchen With Eating Area	Suite	9`1" x 11`9"
4pc Bathroom	Upper	4`11" x 8`4"	Bedroom	Upper	10`7" x 8`4"
Bedroom	Upper	10`7" x 8`3"	Bedroom - Primary	Upper	11`9" x 13`8"
Bedroom	Lower	6`10" x 13`7"	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