



THE
A-TEAM

**RE/MAX
FIRST**

4236 CHIPPEWA Road, Calgary T2L 1A3

MLS®#: **A2152185** Area: **Charleswood** Listing Date: **08/21/24** List Price: **\$949,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1961**
Lot Information
Lot Sz Ar: **5,608 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Corner Lot,Street Lighting**
Park Feat: **Double Garage Detached,Single Garage Attached**

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking
Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Slate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Gas Water Heater,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Bar,Bookcases,Granite Counters,Separate Entrance,Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom - Primary	Main	13`0" x 11`1"	Dining Room	Main	13`5" x 11`0"
Kitchen	Main	15`3" x 9`6"	Living Room	Main	13`0" x 18`11"
Bedroom - Primary	Main	11`9" x 14`6"	Family Room	Basement	25`1" x 18`2"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**

Legal Desc:

435JK

Remarks

Pub Rmks:

Welcome to this exceptional four-level split home, nestled on a large lot in the sought after community of Charleswood. Situated at the end of a tree-lined street, this property offers a serene green belt backdrop and captivating city views. The exterior features a charming pergola-covered patio above the second garage, perfect for enjoying the stunning cityscape. Inside, the main level features an updated kitchen, highlighted by a custom solid copper range hood and quartz countertops. The open-concept living and dining areas are finished with oak flooring. The upper level is home to two spacious bedrooms, including a master suite with a walk-in closet and convenient ensuite bathroom. The third level boasts a generous recreation room complete with a full-sized wet bar, ideal for entertaining. The fourth level is a versatile space with its own separate entrance, a large recreation room, a three-piece bathroom and bar. Additional highlights include a substantial 32' x 18'8" garage at the rear and a single attached garage at the front. The property also offers convenient access to a walking path right out the back gate and is within walking distance to schools, the University of Calgary, and the Calgary Winter Club. Book your showing today!

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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