



THE
A-TEAM

**RE/MAX
FIRST**

4012 CHATHAM Place, Calgary T2L 0Z6

MLS®#: **A2162008**

Area: **Charleswood**

Listing Date: **09/07/24**

List Price: **\$769,999**

Status: **Pending**

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: **5,070 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,173**
Low Sqft:
Ttl Sqft: **1,173**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Playground,Private Entrance,Private Yard**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Induction Cooktop,Microwave,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`1" x 12`7"
Bedroom - Primary	Main	12`8" x 11`1"
Bedroom	Main	10`1" x 9`2"
4pc Bathroom	Main	10`2" x 7`2"
Bedroom	Basement	12`6" x 11`5"
3pc Ensuite bath	Basement	6`9" x 6`7"

Room	Level	Dimensions
Dining Room	Main	10`1" x 9`0"
Bedroom	Main	10`2" x 9`8"
Kitchen	Main	12`1" x 10`9"
Game Room	Basement	21`11" x 15`9"
Laundry	Basement	10`10" x 9`2"
Furnace/Utility Room	Basement	12`6" x 3`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1129HU

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE! September 14, 2:00 - 4:00 Beautiful turn-key bungalow in coveted Charleswood! NUMEROUS UPGRADES throughout - Including a CHEF'S KITCHEN with a GRANITE ISLAND, an induction cook top (gas hook ups are in place as an option too), a STAINLESS STEEL PACKAGE, and an abundance of cabinet space! The DINNING AREA is SHOWERED WITH NATURAL LIGHT and has balcony sliding doors that open up to a South Facing Deck! HARDWOOD FLOORS are found throughout the main floor and the CEILINGS have been FLATTENED to include pot-lights for a fresh contemporary feel. The BASEMENT was COMPLETELY REDEVELOPED for functionality and offers a wide OPEN LIVING SPACE featuring a beautiful gas burning FIREPLACE. Plush high-end carpeting completes the space! The balance of the basement includes a large bedroom, bathroom, an organized laundry area, and plenty of space for storage. OTHER UPGRADES include newer and ENLARGED WINDOWS on both levels (many TRIPLE PANED) a HIGH EFFICIENCY FURNACE, upgraded plumbing including a RINNAI TANKLESS INSTANT HOT WATER system, and extra roof insulation for energy conservation! (Please note: the sewer line was completely replaced - an important consideration when shopping and purchasing in the Triwood area!) The SOUTH-FACING BACK YARD is SUN DRENCHED and the roof-top of the DOUBLE GARAGE could be used as a perfect Green House space. Finally, this home is found in a perfect little CUL-DA-SAC location: Across from and SURROUNDED by GREEN SPACES (including Nosehill Park), minutes to schools (all levels and various programs), LRT, shopping, restaurants, The Children's Hospital and more!

Inclusions:
Property Listed By: **Laundry Cabinets, Alarm system hardware, Deep Freezer, BBQ.
Century 21 Bamber Realty LTD.**

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











