



THE
A-TEAM

**RE/MAX
FIRST**

4216 CHIPPEWA Road, Calgary T2L 1A2

MLS®#: **A2174880** Area: **Charleswood** Listing Date: **10/23/24** List Price: **\$839,900**
 Status: **Pending** 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: **5,769 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,155**
 Low Sqft:
 Ttl Sqft: **1,155**

DOM

20
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Additional Parking,Driveway,Oversized,Single Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Lower	18`2" x 20`11"	4pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	9`2" x 19`1"	Bedroom	Lower	18`0" x 9`10"
Bedroom	Main	9`8" x 13`4"	Bedroom	Main	9`4" x 11`10"
Bedroom - Primary	Main	10`9" x 12`10"	3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	13`8" x 13`3"

Dining Room

Main

10`3" x 9`6"

Living Room
Legal/Tax/Financial

Main

22`10" x 11`10"

Title:
Fee Simple
Legal Desc:

384JK

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Charleswood! This beautifully updated bungalow features just under 2200 SQF, including 5 spacious bedrooms and 3 full bathrooms, offering the perfect blend of modern comfort and classic charm. Ideally situated just steps away from the picturesque Nose Hill Park, you'll enjoy the tranquility of nature while being conveniently close to vibrant amenities. Just a short walk to the L.R.T, University of Calgary and the University District, offering easy access to shopping, dining, schools, and recreational facilities. Key features include updated windows, which allow in lots of light to the open concept main floor, perfect for family gatherings. The updated kitchen includes stainless steel appliances, quartz countertops with a waterfall island and ample cabinetry. The finished basement boasts a versatile space, ideal for entertaining or relaxing, with 2 bedrooms and a full bathroom, ideal for guests or children. The lengthy exposed aggregate front driveway provides a unique opportunity for abundant parking. Enjoy your private backyard, a quiet space for entertaining or relaxing on warm summer evenings. Don't miss your chance to own this stunning bungalow in one of Calgary's most sought-after neighborhoods! Click on link to view 360 tour.**

Inclusions: **Shed, 3 mounts**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







