



THE
A-TEAM

**RE/MAX
FIRST**

4028 CHATHAM Place, Calgary T2L 0Z6

MLS®#: **A2180202** Area: **Charleswood** Listing Date: **11/20/24** List Price: **\$790,000**
 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: **5,564 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,814**
 Low Sqft:
 Ttl Sqft: **1,814**

DOM

0
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Concrete Driveway,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`7" x 8`10"	Family Room	Main	15`5" x 14`8"
Kitchen	Main	12`10" x 8`1"	Living Room	Main	13`0" x 17`3"
Bedroom - Primary	Upper	11`10" x 0`1"	Bedroom	Upper	10`9" x 10`5"
Bedroom	Upper	11`11" x 9`10"	Bedroom	Upper	10`9" x 12`1"
Game Room	Basement	14`9" x 18`9"	Furnace/Utility Room	Basement	7`0" x 6`8"

2pc Bathroom
3pc Bathroom

Main
Basement

5`2" x 4`4"
6`11" x 4`11"

4pc Bathroom

Upper

10`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1129HU

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN HOUSE Thursday 5-7 pm. Welcome to this wonderful family home. Full of potential, this home is a large 1814 SF two story which is unusual for this community. This home, charm begins before you even walk in the front door with a welcoming covered front veranda. Walking in the front door you will find a large foyer with front closet and adjacent half bath. There is lots of room to welcome friends and family and there is a lovely stained glass window offering separation from the formal living room. The living room features a large front window, Built-in bookcases, and hardwood flooring which continues through the rest of the main floor. The attached dining room offers plenty of space for 6-8 and connects right to the kitchen. The kitchen is functionally designed with a floor to ceiling wall of cabinets across from a practical U-shaped configuration complete with an eating bar. Beyond the kitchen and completing the main floor is a spacious family room with a huge window into the backyard, a wood burning fireplace, and built-in cabinetry. There is also a door out onto the spacious back deck and 55 wide back yard. Upstairs this once 5-bedroom home has been changed into 4 with 2 smaller bedrooms combined to create a large primary. The remaining 3 bedrooms are comfortable sizes, and the main bath has been renovated with a clean, modern look. There is plenty of space up here to reconfigure into a 3 bedroom and 2 bathroom or whatever your family needs and wants. The basement contains a 3-piece bathroom/laundry room and a very large rec room. Finally, there is a connecting door from the basement into the attached oversized single garage. That entrance features a large storage closet to help contain everyone's belongings. This wonderful family home can be moved into and personalized over time or could be fully renovated to suit the modern family. Located in popular Charleswood and across from green space this location features all levels of schools including University, easy access to shopping and entertainment, and quick access to both Crowchild and John Laurie.

Inclusions:
Property Listed By:

**Storage Shed, Grey storage cabinets in basement, Workbench and shelving in garage. All included items "as-is".
Real Broker**

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





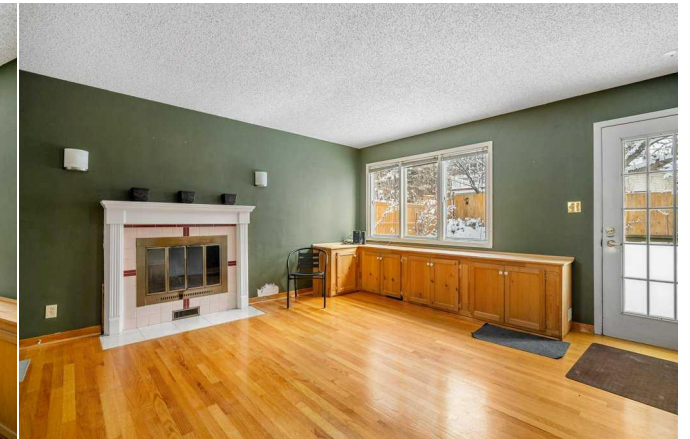
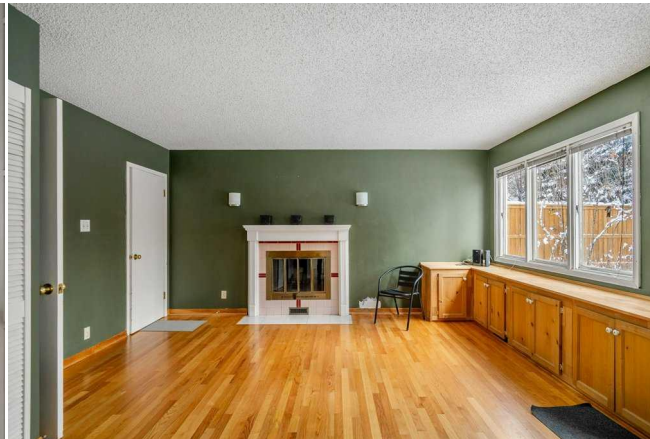
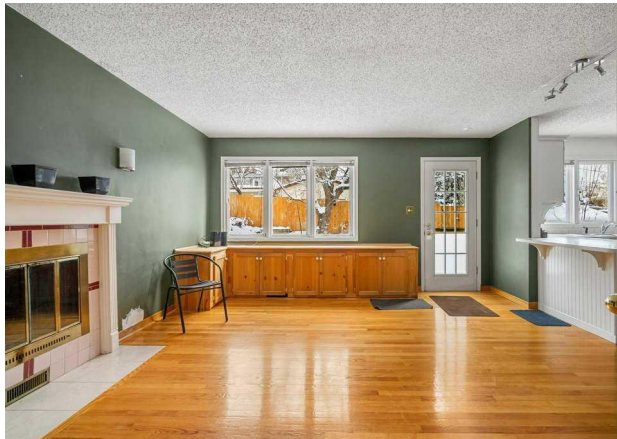
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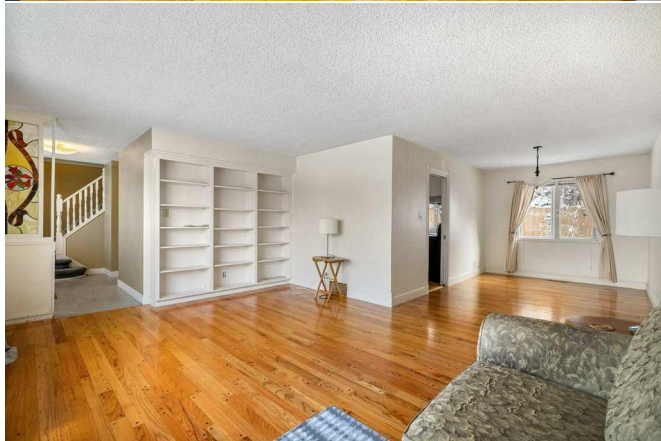
Main Floor Exterior Area 958.14 sq ft
Interior Area 853.30 sq ft

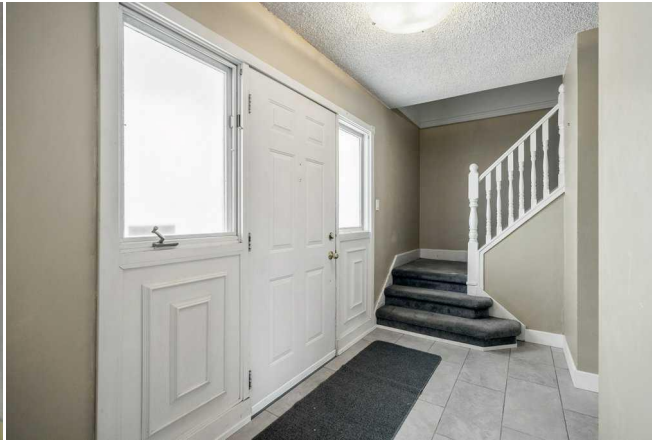


PREPARED: 2024/1/20

White regions are excluded from total floor area in GDS/E floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







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1st Floor Exterior Area 106.61 sq ft
Interior Area 857.89 sq ft



0 2 4 6 ft

PREPARED: 2024/1/20

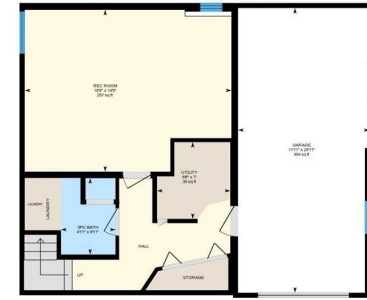
White regions are excluded from total floor area in iGEMSE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





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Basement (Below Grade) Exterior Area 522.81 sq ft
Interior Area 473.64 sq ft
Excluded Area 328.08 sq ft



PREPARED: 2024-11-20

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



