



4236 CHIPPEWA Road, Calgary T2L 1A3

MLS®#: **A2184229** Area: **Charleswood** Listing Date: **12/20/24** List Price: **\$798,800**
 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:

Finished Floor Area
 Abv Sqft: **1,201**
 Low Sqft:
 Ttl Sqft: **1,201**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **6**
 Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Corner Lot,Street Lighting**
 Park Feat: **Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Front,Garage Faces Side,Single Garage Attached**

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: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bookcases,Granite Counters,Separate Entrance,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`6" x 13`5"
Living Room	Main	18`10" x 12`10"
4pc Bathroom	Upper	7`2" x 8`0"
Bedroom - Primary	Upper	14`3" x 11`6"
Game Room	Lower	17`10" x 25`1"
Kitchen	Basement	12`0" x 8`2"
Game Room	Basement	10`11" x 25`0"

Room	Level	Dimensions
Kitchen	Main	10`0" x 15`2"
3pc Ensuite bath	Upper	4`5" x 8`3"
Bedroom	Upper	10`11" x 12`10"
Game Room	Lower	13`1" x 4`5"
3pc Bathroom	Basement	7`2" x 5`5"
Laundry	Basement	5`7" x 5`10"
Furnace/Utility Room	Basement	4`10" x 8`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

435JK

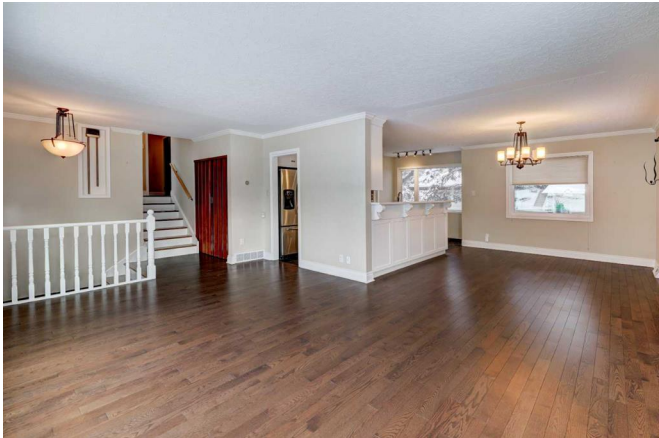
Remarks

Pub Rmks: **Welcome to the sought after NW Triwood area community of Charleswood. Here we have a lovely home on a large corner lot with remarkable views of the City and Nose Hill park offering you the best of both worlds. This home has been tastefully upgraded presenting you an open concept floor plan with big bright windows, gleaming hardwood floors, tiles, modern light fixtures throughout, chef's kitchen with high end stainless steel appliances including a gas stove, a chimney hood fan, quartz countertops, undermount sink complimented by beautiful backsplash. Upper level, you have two large bedrooms that include your primary suite with an ensuite bath and a walk in closet. The third level offers you another open concept space with a massive bonus/games room and a wet bar. Lower level has a completely independent suite with a charming kitchen and a full bathroom complimented by its own laundry, a separate entrance and yes an Attached Single Car Garage. Oh and did I mention you have another Oversized Double Car Garage Detached that's been extended further to the back of the property and a smaller Garage Door has been added for bikes? With super easy access to bike paths, walking trails, public transport, Nose Hill Park, John Laurie blvd and Crowchild Trail... this is the perfect location, so call today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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





4236 Chippewa Rd NW, Calgary, AB

Main Floor Exterior Area 870.63 sq ft
Interior Area 641.76 sq ft



0 3 6 ft

PREPARED: 2024/1/21

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



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Lower Level (Below Grade) Exterior Area 541.25 sq ft
 Interior Area 477.00 sq ft
 Estimated Area 1.00 sq ft

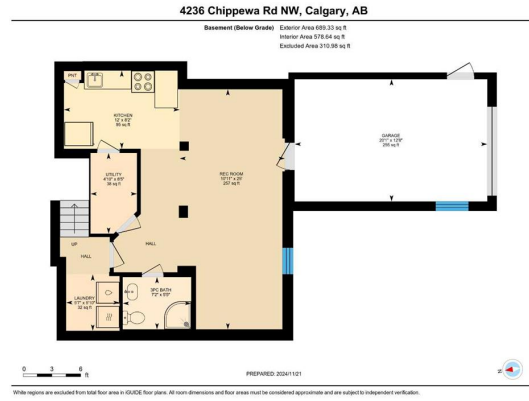


0 2 4 ft

PREPARED: 2024/10/11

While reports are excluded from total floor area in GUCOE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

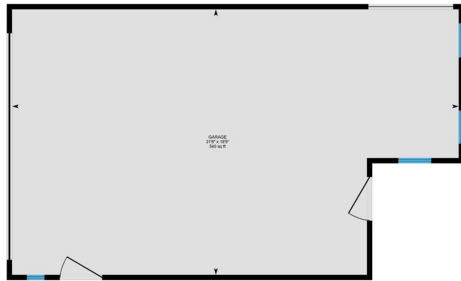






4236 Chippewa Rd NW, Calgary, AB

Detached Garage Exterior Area 575.18 sq ft
Interior Area 519.73 sq ft



0 3 6

PREPARED: 2024/1/31

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



