# **\$949,900 - 4235 Chippewa Road Nw, Calgary**

MLS® #A2207093

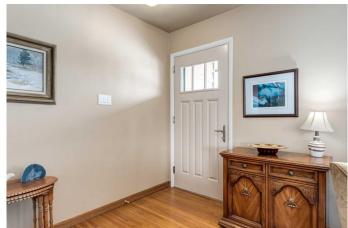
## \$949,900

4 Bedroom, 2.00 Bathroom, 1,429 sqft Residential on 0.14 Acres

Charleswood, Calgary, Alberta

INVESTORS, DEVELOPERS, BUILDER ALERT!!! Rare opportunity for a WALKOUT CORNER LOT property in the amazing community of Charleswood with so many options and opportunities. This well-kept home is the perfect opportunity to re-develop the property or make it your own, with so much to offer from this amazing location. The main floor features sprawling original oak hardwood floors to 3 bedrooms and a 3-piece main floor bathroom with recent shower and plumbing updates. The kitchen boasts loads of granite counter space and classic Oak cabinetry that has been well looked after by this long-time owner. Enjoy dinner in your spacious nook area, then relax in your comfortable living room or, best of all, enjoy a morning coffee in your south-facing family room with views of downtown Calgary & the Rocky Mountains, and a cozy spot with your gas fireplace. The lower walkout level features a 4th bedroom and TV area with another full 3 piece bathroom, also just recently updated. There is loads of storage space and a great shop area that connects to your heated attached single garage. Have more than one vehicle? No problem as this home features a 2nd oversized detached garage off the alleyway, perfect for the toys or your 2nd & 3rd vehicles. Newer roof, HWT & windows, great deck off the west side and across the street from a park and playground perfect for a family. The home is within walking distance to schools and 10 minutes to downtown, making this home the







perfect opportunity for the right buyer. This one is a must-see!!! OPEN HOUSE SAT. APRIL 19TH 1:00-4:00!!

#### Built in 1962

## **Essential Information**

MLS® # A2207093 Price \$949,900

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,429

Acres 0.14

Year Built 1962

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 4235 Chippewa Road Nw

Subdivision Charleswood

City Calgary
County Calgary
Province Alberta
Postal Code T2L 1A1

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Single Garage Attached

# of Garages 3

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s),

Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground

Lot Description Back Lane, Corner Lot, Rectangular Lot

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 31st, 2025

Days on Market 18

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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