



GRASSROOTS
REALTY GROUP

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2736 Chalice Road NW
Calgary, Alberta

MLS # A2213650



\$899,000

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,735 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Pie Shaped Lot, Sloped Up, Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

When it comes to real estate, location is everything, and this home delivers. With 4 bedrooms, 2 full bathrooms, and a layout that blends space, light and comfort, this is the kind of home that rarely graces the market. Perfectly positioned for families with children and pets, you are just a block away from several green spaces, including a sprawling greenbelt that runs parallel to 14th Street, stretching from Brisbois to John Laurie Blvd. Just to the north, a walking and biking overpass leads directly to Nose Hill Park, one of Calgary's largest and most beloved natural areas. You are also within walking distance to elementary, junior high, and high schools (Sir Winston Churchill). Mere minutes or less will lead you to the Calgary Winter Club, Sir Winston Churchill Aquatic and Recreation Center, Nose Hill Library, Brentwood Sportsplex (hockey and skating arena), Children's Hospital, University of Calgary, shopping centers and the Brentwood LRT Station. Nestled in the heart of Charleswood; more affectionately known to the locals as Charleswood Heights, this is one of Calgary's most cherished, family-oriented communities. This 4-level split home sits on a generous 5,769 sq foot reverse pie lot offering both expansive indoor space and a large, private backyard oasis ideal for entertaining or simply unwinding. Originally built as a New West showhome, this property is now in the hands of only its second owners; a testament to pride of ownership and enduring quality. This property offers ample space both inside and out. Perfect for growing families or those who love to entertain. As you arrive, you're greeted by a new concrete stairway with elegant wrought iron handrails, leading to a sunny south-facing front balcony that is the idyllic spot for your morning coffee or evening unwind. Inside, you'll find over four thoughtfully developed levels, including a unique fifth-level attached

heated double garage. Relax inside as you take in the incredible south and west-facing views of the Rocky Mountains and Winsport that offer a breathtaking backdrop to everyday living. The home features oak hardwood flooring that flows through the kitchen, living room, and upstairs bedrooms, while the lower two levels boast hardwood and new tile carpeting. Both 4-piece bathrooms have been stylishly updated with granite countertops and tile surround showers. Noteworthy updates include a new high-efficiency furnace (2023) ensuring year-round comfort, new windows (2018) as well as new durable Hardie plank siding with additional insulation for enhanced energy efficiency and curb appeal (2018). Your backyard oasis is complete with an outdoor deck and entertainment space, framed by mature landscaping including two charming crabapple trees; a perfect setting for hosting summer barbecues, letting the kids run free, or simply enjoy one of Calgary's incredible sunsets in peace. This is a rare lifestyle opportunity in one of Calgary's most desirable communities. Don't miss your chance to make it yours!