



GRASSROOTS
REALTY GROUP

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4044 Chatham Place NW
Calgary, Alberta

MLS # A2230159



\$750,000

Division:	Charleswood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,702 sq.ft.	Age:	1959 (66 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Double Vanity

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

Inclusions: None

**** OPEN HOUSE: Friday, June 20th 2-4pm **** Welcome to your next project! This 3-level split home in the highly sought after, established community of Charleswood sits on a massive 45 ft x 100 ft corner lot with back lane access and is an ideal setup for redevelopment, a renovation project, or a dream flip. Positioned directly across from a peaceful green space, this home offers incredible potential. Inside, the home boasts over 1,700 sq ft above grade, with a further 509 sq ft of finished space in the basement, providing a functional and flexible layout. With six bedrooms and two full bathrooms, there's ample space for families, multi-generational living, or income-generating tenants. The main level features a spacious living room, dining area, and kitchen filled with natural light. The upper level offers three generous bedrooms, including a primary suite with a 5-piece ensuite, as well as a full family bathroom. On the lower level, you'll find a convenient mudroom, laundry area, a third bedroom, and a 3-piece bathroom, ideal for guests or private space for extended family. The finished basement includes two more bedrooms and a large family room, providing even more livable square footage or rental potential. Step outside to a huge deck, perfect for entertaining, and a backyard that opens up exciting possibilities. Surrounded by parks, schools, public transit, and just minutes from Nose Hill Park, this location is ideal for families, students, and professionals alike. You're also within close proximity to several schools and only minutes away from the University of Calgary making it a strong candidate for student rentals or long term holds. Whether you're looking to flip, renovate and hold, or build your dream home, this is an unbeatable opportunity in a prime location. Don't miss your chance to unlock the full potential of this Charleswood gem—book your private

showing today and bring your vision to life!