



GRASSROOTS
REALTY GROUP

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2739 Chalice Road NW
Calgary, Alberta

MLS # A2243688



\$689,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Charleswood | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,072 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Gravel Driveway, Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Central, ENERGY STAR Qualified Equipment, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Cement Fiber Board | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: None

Welcome to 2739 Chalice Road NW, a spacious and thoughtfully designed multi-level home with a single attached garage in Calgary's sought-after Charleswood community. Ideal for either a quick refresh or a full renovation, the main floor features an inviting living area, a seamless kitchen and dining space, and a welcoming foyer. Upstairs, you'll find a primary bedroom, an additional bedroom, and a four-piece bathroom, all with generous ceiling height. The third level expands your options with exterior access, two more bedrooms, and a convenient half bathroom. Below, an undeveloped walkout basement offers endless possibilities for customization. Outside, you'll enjoy a large, two-tiered yard with access to the lower alley. Nestled on a quiet street, this property blends the established charm of Charleswood with great potential.