



GRASSROOTS
REALTY GROUP

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91 Chisholm Crescent NW
Calgary, Alberta

MLS # A2264884



\$809,900

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,189 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Landscap		

Heating:	Standard, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Experience the perfect blend of charm and modern comfort in this beautifully updated 4-level split, ideally located in one of Calgary's most desirable communities. This home is well-maintained with a single attached garage, featuring 3 spacious bedrooms, a bright family room, formal dining area, and a large updated open kitchen with new cabinetry and quartz counter tops. Enjoy gleaming recently refinished hardwood floors throughout, abundant natural light from oversized windows, and a layout designed for both family living and entertaining. Step outside to a spacious deck overlooking a landscaped yard, perfect for outdoor gatherings and relaxation. This home was upgraded in 2015 with new windows, shingles, appliances, electrical service, hot water on demand, and a renovated upper bath. In 2024 the basement was renovated with vinyl plank flooring, the built-in electric fireplace feature wall, new furnace, solar panels added and bathroom on the lower level—all adding peace of mind and long-term value. The oversized attached garage provides plenty of storage and workspace. Situated in the heart of Charleswood, you're just minutes from the University of Calgary, with Nose Hill Park to the north and Confederation Park to the southeast—offering endless opportunities for recreation and nature walks. A rare opportunity to own a move-in-ready home in a highly sought-after location — schedule your private showing today!