



**GRASSROOTS**  
REALTY GROUP

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**2719 Chalice Road NW  
Calgary, Alberta**

**MLS # A2280301**



**\$730,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** None

16.16x33.52 lot in Charleswood with a SW facing backyard and views of Downtown Calgary. Step into original hardwood floors, 3 upper bedrooms, 1 at the front, 1 at the side and 1 to the back with access just off the upper plans full 4 piece bath. The front living room carries the hardwood floors into the rear side dining area which is located adjacent to the rear kitchen. A full set of appliances, original upper and lower cabinets and steps to the back entry to access your SW facing yard or to the lower level. The lower level presents a 3 piece bath, the homes laundry and utility area, a recreation room as well as cold storage and a lower level hobby room. The home is partially fenced with a lower level deck, newer side fence, and shingles and an oversized garage. Presented on a re-development street close proximity to Nose Hill Park, but not with all the traffic noise as well as Brentwood School, St Luke School various big box and local amenities and of course U of C!