



GRASSROOTS
REALTY GROUP

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91 Chisholm Crescent NW
Calgary, Alberta

MLS # A2287319



\$784,900

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,189 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn, Recta		

Heating:	Standard, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, 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, 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 well-maintained home with a single attached garage features 3 spacious bedrooms, a bright family room, a formal dining area, and a large updated open kitchen with new cabinetry and quartz countertops. Enjoy hardwood floors, along with recently replaced vinyl plank flooring that adds durability and contemporary style, abundant natural light from oversized windows, and a layout designed for both family living and entertaining. The renovated laundry room offers added convenience and modern functionality for busy households. Step outside to a spacious deck overlooking a landscaped yard—perfect for outdoor gatherings and relaxation. This home was extensively upgraded in 2015 with new windows, shingles, appliances, upgraded electrical service and hot water on demand. As part of the roof upgrade, extra venting was installed along with new flashing, and both bathroom fans have been properly vented to the exterior for improved performance and peace of mind. In 2024, the basement was beautifully renovated with vinyl plank flooring, a built-in electric fireplace feature wall, a new furnace, added solar panels, and a renovated lower-level bathroom—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!

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