



**2608 Cherokee Drive NW
Calgary, Alberta**

MLS # A2149259



\$848,000

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,172 sq.ft.	Age:	1960 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt, Tar/Gravel	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Nil

This is THE ONE you've been waiting for! Properties like this rarely come on the market. This gorgeous four level split, located in the desirable community of Charleswood, was recently professionally renovated in 2019 and is in great condition. Windows, plumbing, flooring, paint, exterior cladding, electrical and insulation - they even moved the electrical service underground so you can enjoy the backyard without powerlines! Not only that, in 2021 the roof had been updated and replaced bathroom exhaust fans and replaced 2 whirly birds. Inside features three bedrooms upstairs, large family room and large kitchen with island. The basement suite (illegal) features its own laundry, two more bedrooms, a den space and plenty of storage. A detached two car garage and landscaped backyard completes the home. The unique maintenance-free exterior features Hardie board siding and Nichiha panels imported from Japan, giving a unique look to this gem. Located on a quiet single-family street, you are steps from the LRT, shopping, restaurants, parks and schools - not to mention minutes from the University of Calgary. Come see why this is one of the best opportunities in NW Calgary!