



**4236 Chippewa Road NW
Calgary, Alberta**

MLS # A2152185



\$949,900

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	1961 (63 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Slate, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Bookcases, Granite Counters, Separate Entrance, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: N/A

Welcome to this exceptional four-level split home, nestled on a large lot in the sought after community of Charleswood. Situated at the end of a tree-lined street, this property offers a serene green belt backdrop and captivating city views. The exterior features a charming pergola-covered patio above the second garage, perfect for enjoying the stunning cityscape. Inside, the main level features an updated kitchen, highlighted by a custom solid copper range hood and quartz countertops. The open-concept living and dining areas are finished with oak flooring. The upper level is home to two spacious bedrooms, including a master suite with a walk-in closet and convenient ensuite bathroom. The third level boasts a generous recreation room complete with a full-sized wet bar, ideal for entertaining. The fourth level is a versatile space with its own separate entrance, a large recreation room, a three-piece bathroom and bar. Additional highlights include a substantial 32' x 18'8" garage at the rear and a single attached garage at the front. The property also offers convenient access to a walking path right out the back gate and is within walking distance to schools, the University of Calgary, and the Calgary Winter Club. Book your showing today!