



GRASSROOTS
REALTY GROUP

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**4235 Chippewa Road NW
Calgary, Alberta**

MLS # A2207093



\$949,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,429 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Laundry Room Fridge

INVESTORS, DEVELOPERS, BUILDER ALERT!!! Rare opportunity for a WALKOUT CORNER LOT property in the amazing community of Charleswood with so many options and opportunities. This well-kept home is the perfect opportunity to re-develop the property or make it your own, with so much to offer from this amazing location. The main floor features sprawling original oak hardwood floors to 3 bedrooms and a 3-piece main floor bathroom with recent shower and plumbing updates. The kitchen boasts loads of granite counter space and classic Oak cabinetry that has been well looked after by this long-time owner. Enjoy dinner in your spacious nook area, then relax in your comfortable living room or, best of all, enjoy a morning coffee in your south-facing family room with views of downtown Calgary & the Rocky Mountains, and a cozy spot with your gas fireplace. The lower walkout level features a 4th bedroom and TV area with another full 3 piece bathroom, also just recently updated. There is loads of storage space and a great shop area that connects to your heated attached single garage. Have more than one vehicle? No problem as this home features a 2nd oversized detached garage off the alleyway, perfect for the toys or your 2nd & 3rd vehicles. Newer roof, HWT & windows, great deck off the west side and across the street from a park and playground perfect for a family. The home is within walking distance to schools and 10 minutes to downtown, making this home the perfect opportunity for the right buyer. This one is a must-see!!! OPEN HOUSE SAT. APRIL 19TH 1:00-4:00!!