

# \$949,900 - 4235 Chippewa Road Nw, Calgary

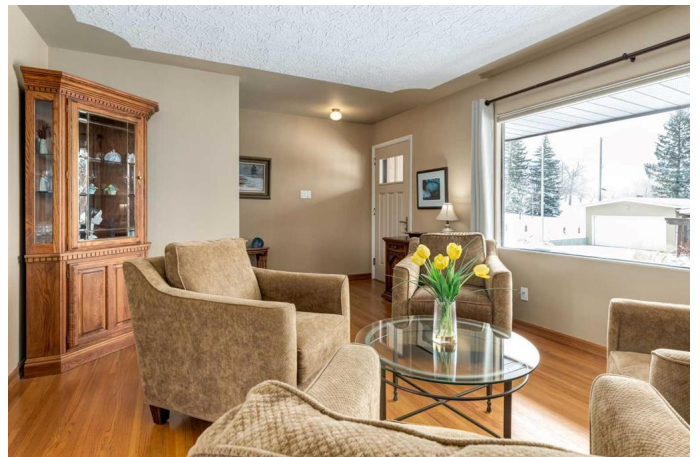
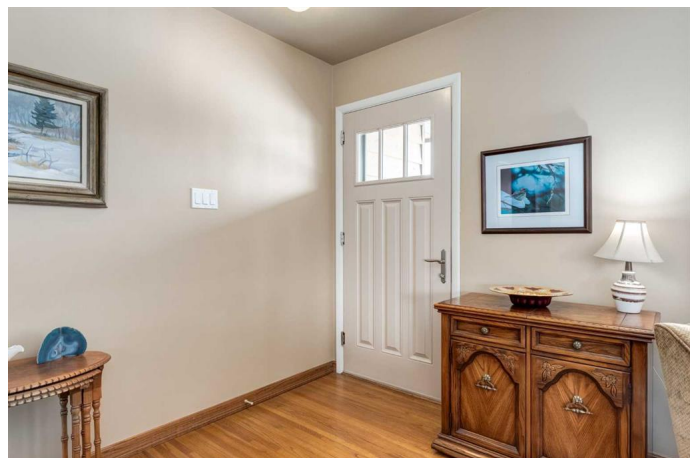
MLS® #A2207093

**\$949,900**

4 Bedroom, 2.00 Bathroom, 1,429 sqft  
Residential on 0.14 Acres

Charleswood, Calgary, Alberta

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 SUNDAY APRIL 6TH 1:00-4:00!!

Built in 1962

### Essential Information

MLS® #	A2207093
Price	\$949,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,429
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4235 Chippewa Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1A1

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.