

# \$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 SAT. APRIL 19TH 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 | 18               |
| Zoning         | R-CG             |

## Listing Details

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

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