



**29 Chisholm Crescent NW  
Calgary, Alberta**

**MLS # A2312067**



**\$928,500**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** Seller is open to sell furnishings .

\* CHARLESWOOD \* upgraded Bungalow: One of the most sought after communities in Calgary !! Total of 4 bedrooms + 1 flex room \* 3 baths in total , many recent renovations with a total of 2121.7 sq. ft including the lower level. This recently upgraded Bungalow feels Bright, Elegant & Contemporary! You will love the cheery and light filled OPEN Concept kitchen and Living room. 3 bedrooms on main floor including the primary bedroom. with walk in closet. Another large bedroom in basement level in addition to the huge Recreation Room. with bar. Recently renovated kitchen with many upgrades, including ample storage, pantry & huge centre island, high quality appliances. Lower laundry room with new stack on Washer and Dryer. Large lower recreation room with fireplace perfect for quiet relaxation or entertaining. This central location is one of the most desirable in the city with vast green space throughout the area & in close proximity to Nose Hill Park & Confederation Park , just a few minutes away, U of C, SAIT, University College of the Arts & all levels of schooling are nearby. Numerous shops & services within a 5 minute drive. The Calgary Winter Club & both the Foothills Medical Centre & the Alberta Children's Hospital are also just a short drive away. A beautiful mature tree lined street with lots of street parking for your guests. The large west backyard has a large deck with fire pit creating a very relaxing evening place, joyful, relaxing & convenient. Large bedroom in basement has a 3 pc ensuite bath with huge walk in tile shower & heated floor. SUPER OVERSIZED double garage with added storage space. Loads of upgrades.