



2144 Chilcotin Road NW
Calgary, Alberta

MLS # A2324146



\$589,900

Division:	Charleswood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	995 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan		

Inclusions: .

Rare opportunity! Look it up - the last time a home sold under \$600,000 in the desirable low-density neighbourhood of Charleswood was in 2023! In a community where the average price over the past year was over \$900,000, this semi-detached home facing a leafy green park is a smart choice, both as an investment and for your lifestyle. There is a public 7-9 school across the street, Aberhart 9-12 in walking distance and Capitol Hill K-6 nearby as well. And of course, U of C is just across Crowchild from this neighbourhood. Groceries and many other shops & restaurants in walking distance at Brentwood Mall. Access to endless pathways for dog walks & bike rides at Nose Hill Park and you can still drive downtown in just 15 minutes! This mid-century home has those vaulted ceilings and wood beams that everyone loves! The kitchen has been opened up and you can cozy up in the winter around the wood-burning fireplace in the front living room overlooking the park. Full-sized dining area for entertaining friends & family. Oversized primary suite on the main level has two closets and could easily be separated into two bedrooms if you prefer - or set up a nice office, reading nook or wardrobe/dressing area within the bedroom. Main level 5-piece bath has been updated and is in great condition with double sinks and granite counters. The lower level has the 2nd and 3rd bedrooms along with another full bath and generous rec room. With a side entry to the home, the basement offers the possibility to add a secondary suite (subject to municipal permitting and approval) but is currently a clean & functional extension of the living space in this charming home. This home has been well maintained over the years and has brand new paint, baseboards & flooring. With the rear lane, you could easily add a garage or parking pad but this location has tons of street parking with the green space

out front. Landscaping is very low maintenance but plenty of space to add sod or garden boxes. Bring your vision to this mid-century gem!