



GRASSROOTS
REALTY GROUP

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76 Chinook Drive SW
Calgary, Alberta

MLS # A2328841



\$929,900

Division:	Chinook Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,364 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan		

Inclusions: garage fridge/freezer, electric fireplace in bedroom, outdoor heater, outdoor dining set, gas BBQ, security system, bar stools, outdoor concrete fountain/planter

OPEN HOUSE SAT JULY 18th 2-4 Imagine coming home to tree-lined streets, wonderful neighbors and one of Calgary's most established communities. Perfectly situated on a private corner lot in the heart of Chinook Park, this beautifully renovated 1814 total sqft home blends timeless character with modern comfort. Enjoy the luxury of central air conditioning, a stunning custom kitchen with newer appliances and a professional-style 5-burner gas range, beautifully renovated bathrooms with heated floors, rich maple hardwood flooring and a striking stone gas fireplace. Step outside to your own private retreat, featuring over 500 sq. ft. of deck space surrounded by mature perennial gardens—perfect for morning coffee, summer barbecues or simply relaxing at the end of the day. Thoughtfully updated with a high-efficiency furnace, brand-new hot water tank and upgraded sewer line, this home offers exceptional comfort and peace of mind for years to come. Just steps from excellent schools, parks, shopping, restaurants, transit and the new CKE Community Centre, you'll enjoy a vibrant neighborhood with year-round recreation, events and activities. This is more than a beautiful home—it's a lifestyle, and a rare opportunity to own in one of Calgary's most cherished communities.