



GRASSROOTS
REALTY GROUP

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117 Chinook Drive SW
Calgary, Alberta

MLS # A2329494



\$999,000

Division:	Chinook Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,312 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.16 Acre		
Lot Feat:	Front Yard, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: NA

* SEE VIDEO * OPEN HOUSE this Sunday, July 26, 1-4 PM * Welcome to one of Calgary's most sought-after communities—Chinook Park. Tucked away on a very quiet, tree-lined street in the heart of the neighbourhood, this beautifully renovated three-level split offers the perfect blend of timeless charm, modern updates, and an unbeatable location. Set on an impressive ~7000 sq ft lot and designed with both comfort and functionality in mind, this home features three spacious bedrooms, two beautifully customized bathrooms, warm refinished onsite oak hardwood floors, central air conditioning, and an oversized double attached garage. At the heart of the home is a beautifully designed kitchen featuring extensive cabinetry, stainless steel appliances and a large window overlooking the expansive backyard—perfect for watching the kids play while preparing dinner or enjoying the view as you host family and friends. The private, fully fenced backyard is designed for both relaxation and entertaining. Featuring a low-maintenance fence and a spacious composite deck, it's the perfect extension of your living space—ideal for summer barbecues, morning coffee, or gathering with family and friends. Perfectly positioned near schools, parks, playgrounds, and walking/biking pathways, you'll also enjoy convenient access to shopping, transit, and downtown—all while experiencing the quiet, charm and strong sense of community that define Chinook Park. Don't miss this rare opportunity to secure a renovated detached property on an expansive lot in one of Calgary's most established and desirable communities, where location, lifestyle, and long-term value come together. Book your showing today!