



GRASSROOTS
REALTY GROUP

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5 Chisholm Crescent NW Calgary, Alberta

MLS # A2335485



\$739,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,282 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Furniture and Goods in the property are negotiable

OPEN HOUSE: Saturday, August 8 | 11:00 AM – 3:00 PM Welcome to 5 Chisholm Crescent NW, a charming bungalow in the highly sought-after inner-city community of Charleswood. This 3-bedroom, 2-bathroom home offers 1,282 square feet of above-grade living space, a fully finished basement, and an oversized double detached garage with convenient access from both the rear alley and the extended front driveway. The functional floor plan provides an excellent foundation for your vision. While the home would benefit from some updating, it presents an outstanding opportunity for buyers looking to renovate, personalize, or hold as a long-term investment. The finished basement adds valuable living space with a spacious recreation room, an additional bedroom, a large flex room, and a 3-piece bathroom. Situated on a generously sized lot with desirable R-CG zoning, this property also offers exceptional redevelopment potential in one of Calgary's most established and evolving northwest communities. The location is second to none, just minutes from the University of Calgary, Foothills Hospital, University District, Market Mall, Northland Mall, Nose Hill Park, highly rated schools, playgrounds, walking and cycling paths, public transit, and downtown Calgary. Whether you're searching for a family home, a renovation project, or an exceptional land-hold opportunity with future redevelopment potential, this property offers outstanding flexibility and long-term value. Set on a quiet, tree-lined street surrounded by mature landscaping and larger lots, this is a rare opportunity to invest in one of Calgary's most desirable inner-city neighbourhoods. Don't miss your chance to make this Charleswood property your own!