



GRASSROOTS
REALTY GROUP

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2551 Chicoutimi Drive NW
Calgary, Alberta

MLS # A2335822



\$700,000

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,124 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Front Drive, Gravel Driveway, Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Attention investors, renovators and buyers looking for an opportunity in the established NW community of Charleswood. This five bedroom, two bathroom, four level split sits on a 5,091 square foot R-CG lot and offers a spacious, versatile layout with plenty of potential. The kitchen features ample cabinetry and counter space, while multiple living areas and five bedrooms provide a spacious and versatile layout. The private backyard features a double detached garage. Located in a mature northwest Calgary community with convenient access to Nose Hill Park, nearby schools, shopping, public transit and the LRT. Whether you are looking to renovate, invest or create a home tailored to your own style, this is a great opportunity to get into one of Calgary's well established northwest communities. Book your private viewing today.