



GRASSROOTS
REALTY GROUP

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2445 Cherokee Drive NW
Calgary, Alberta

MLS # A2339116



\$724,900

Division:	Charleswood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,128 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: Garage Opener

Welcome to a rare opportunity on prestigious Cherokee Drive in the heart of Charleswood! One of Calgary's most desirable communities within the beloved Triwood area. Set on a large corner lot, this classic three-level split offers the perfect blend of comfortable living today and exciting possibilities for tomorrow. Inside, the home feels bright, welcoming and wonderfully functional. Thoughtful updates include newer flooring and fixtures, along with a beautifully renovated kitchen featuring crisp white cabinetry, generous workspace and casual counter seating. The spacious dining area is filled with natural light, while the inviting lower-level family room is anchored by a character-rich brick fireplace, it's the perfect spot to curl up on a cool Calgary evening. Outside, enjoy a private yard with mature greenery, a sunny patio and plenty of room to garden, gather or simply unwind. The generous driveway and oversized double garage provide exceptional parking and storage, because somehow, there is never such a thing as too much garage. The location is equally impressive: just steps from neighbourhood parks and playgrounds, close to excellent schools and only a short stroll from Confederation Park and its beautiful pathways and golf course. The University of Calgary, SAIT, transit and downtown are also within easy reach. Move in and enjoy the home's warmth and updates, hold it as a long-term investment, or explore the potential to create a larger custom residence on this prominent corner lot. With an exceptional location, a versatile property and possibilities in every direction, this is a Charleswood opportunity worth discovering.