



GRASSROOTS
REALTY GROUP

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29 Chisholm Crescent NW
Calgary, Alberta

MLS # A2344986



\$875,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Furniture

CHARLESWOOD | Beautifully Upgraded Bungalow | Welcome to this beautifully renovated bungalow in the highly sought-after community of Charleswood. Offering over 2,121 sq. ft. of developed living space, this bright, elegant, and contemporary home features 4 bedrooms plus a versatile flex room and 2.5 bathrooms, making it ideal for families of all sizes. New kitchen, new main bathroom. Upgraded insulation in exterior walls and roof. New furnace and central air conditioner. two new gas fireplaces. All windows are new. Heated double car garage with work area. The open-concept main floor is filled with natural light and designed for modern living. The stunning renovated kitchen showcases a large centre island, abundant cabinetry, pantry storage, premium appliances, and seamless flow into the spacious living and dining areas—perfect for both everyday living and entertaining. The main level offers three generous bedrooms, including a comfortable primary suite with a walk-in closet. The fully finished basement expands your living space with a large recreation room featuring a cozy fireplace and built-in bar, an additional spacious bedroom with a luxurious 3-piece ensuite complete with a heated tile floor and oversized walk-in shower, plus a flexible room ideal for a home office, gym, hobby room, or guest space. The lower-level laundry room includes a newer stacked washer and dryer. Step outside to enjoy the large west-facing backyard, where you'll find an expansive deck and fire pit—an inviting setting for relaxing evenings, outdoor entertaining, and family gatherings. Additional highlights include a super oversized double garage with extra storage space and numerous quality upgrades throughout the home. Located on a beautiful tree-lined street with ample street parking, this exceptional property is surrounded by parks and green

space. Enjoy quick access to Nose Hill Park, Confederation Park, the University of Calgary, SAIT, Alberta University of the Arts, Foothills Medical Centre, Alberta Children's Hospital, excellent schools, shopping, restaurants, and everyday amenities—all just minutes away. This is a rare opportunity to own a thoughtfully updated home in one of Calgary's most desirable established neighborhoods.