



GRASSROOTS
REALTY GROUP

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3819 Charleswood Drive NW
Calgary, Alberta

MLS # A2346467



\$639,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,245 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Great investment for this large family home in Brentwood that offers approximately 1,245 sq. ft. above grade, three bedrooms on the main floor and plenty of additional developed space down. Great location close to the University of Calgary, Brentwood CTrain, schools, shopping and parks, plus a 24' x 24' detached garage. Estate sale, being sold "as is, where is." A solid opportunity for a buyer looking to renovate and add value in a well-established NW community.