



GRASSROOTS
REALTY GROUP

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2445 Cherokee Drive NW
Calgary, Alberta

MLS # A2351272



\$699,900

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: N/A

A FRESH PRICE. A PRIME LOCATION. ENDLESS POSSIBILITIES. Welcome to Cherokee Drive in the heart of Charleswood, where an exceptional corner lot, an established neighbourhood, and exciting future potential come together in one compelling opportunity! Set on a generous corner parcel in Calgary's sought-after Triwood area, this charming three-level split offers the space to settle in today, the flexibility to make it your own, and the potential to dream even bigger tomorrow. Step inside to discover a bright, welcoming interior with thoughtful updates already in place. Newer flooring and fixtures bring a refreshed feel throughout, while the beautifully renovated kitchen steals the spotlight with crisp white cabinetry, generous counter space, and casual seating perfect for morning coffee or catching up over a glass of wine. A spacious, light-filled dining area makes entertaining easy, while the inviting lower-level family room, complete with its character-rich brick fireplace, offers the perfect retreat for cozy evenings at home. Outside, the possibilities continue! Mature greenery creates a lovely sense of privacy, while the spacious yard and sunny patio offer plenty of room to entertain, garden, or simply enjoy the outdoors. An oversized double garage and generous driveway provide excellent parking, storage, and everyday convenience. And then there's the location! Surrounded by beautiful parks, playgrounds, and established tree-lined streets, you're just a short walk from Confederation Park Golf Course and its incredible network of pathways and green spaces. Great schools, the University of Calgary, SAIT, shopping, transit, and downtown are all within easy reach. Whether you're searching for a welcoming home in an established community, a smart long-term investment, or the perfect canvas for your future dream home, this property delivers options worth exploring. Move in,

make it your own, or investigate the redevelopment possibilities of this prominent corner lot. An incredible location, a versatile property, and a fresh opportunity to make your move in Charleswood!