

\$599,900 - 3 Chatham Drive Nw, Calgary

MLS® #A2081208

\$599,900

3 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Charleswood, Calgary, Alberta

Corner lot in Charleswood near schools, transit, and amenities. First time for sale, this original bungalow is ready to be re-imagined. Generous east facing living room has a stone facing wood burning fireplace and bowed windows. Nice sized dining area has great light from a bay window (with seating) and is open to the kitchen with plenty of cupboards. Two large bedrooms above grade - the primary bedroom is also attached to an extended den (could go back to the original three bedroom up configuration) which flows into a hot tub area. Downstairs is a recreation room with a second brick facing fireplace along with a wet bar area and extra storage. The third bedroom (window does not have egress) and a second bathroom round out the living area in the basement. In the utility room, there's a newer (~ 2021) furnace, hot water tank plus central AC along with the laundry and a work area. Outside, in the west facing rear yard is a wood deck (with concrete underneath), lots of extra storage and brick pavers for a low maintenance landscape. Fruit trees, cute front garden, small putting green, and an oversized driveway for the double detached garage complete this character home.

Built in 1960

Essential Information

MLS® # A2081208

Price \$599,900



Sold Price	\$567,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,249
Acres	0.12
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3 Chatham Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Z4

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Workshop in Garage

Interior

Interior Features	Bar, Bookcases, Central Vacuum, Storage
Appliances	Bar Fridge, Central Air Conditioner, Dryer, Electric Cooktop, Electric Oven, Portable Dishwasher, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Recreation Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
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Lot Description	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Lawn, Irregular Lot, Landscaped
Roof	Shake
Construction	Stucco, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	October 25th, 2023
Days on Market	26
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	HOUSTON REALTY.ca
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