

\$699,900 - 2424 Cherokee Drive Nw, Calgary

MLS® #A2128681

\$699,900

4 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

OPEN HOUSE CANCELLED | Massive Lot |
Desirable Neighborhood of Charleswood |
Huge Bungalow |

Builders, investors and 60â€™s home lovers,
this one is for you!

Welcome to your new home in the highly
sought-after neighborhood of Charleswood.
Nestled on a spacious lot, this charming
bungalow exudes character and warmth from
the moment you arrive. With its own driveway,
ample parking is a breeze, offering
convenience and peace of mind. Most of the
windows have been changed to vinyl windows.

As you step inside, you're greeted by a
welcoming foyer adorned with a convenient
closet, setting the tone for the inviting
atmosphere throughout. The hallway gracefully
leads you into the expansive dining area,
perfect for hosting gatherings and creating
cherished memories with loved ones.

Adjacent to the dining area, the inviting living
room beckons with the crackle of a
wood-burning fireplace, offering cozy evenings
and a perfect spot for relaxation. The
abundance of wood accents throughout the
house adds a touch of rustic charm, creating a
truly cozy ambiance.

On the other side of the dining room, the



breakfast nook and kitchen await, providing a delightful space to enjoy your morning coffee or prepare delicious meals. The kitchen connects to a convenient mudroom, which leads to the backyard. Outside, the expansive backyard beckons with a large deck, perfect for entertaining, or simply enjoying the serene surroundings.

The main floor also boasts a full bathroom and three generously sized bedrooms, including the luxurious primary bedroom complete with ample closet space and a convenient two-piece ensuite, offering privacy and comfort.

Venturing downstairs, you'll discover a beautifully appointed wet bar, ideal for entertaining guests and hosting festive gatherings. Additionally, a fourth bedroom and another bathroom provide versatility and accommodation for guests or family members. The large rec room features yet another cozy fireplace, creating a welcoming ambiance for leisure and relaxation.

The beautifully landscaped lot offers ample space for outdoor activities and relaxation, making it a true oasis to escape the hustle and bustle of daily life. NW backyard.

MASSIVE POTENTIAL. You can do so many things with this home. (1) Renovate and flip it. (2) Tear down and re-build a beautiful walk-out home " with city permission. (3) Enjoy its original 60's charm and hold long term.

Located in a high amenity area, this home offers the perfect blend of tranquility and convenience, with easy access to shops, restaurants, parks, and more.

Don't miss your opportunity to make this enchanting bungalow your own and

experience the epitome of comfortable, stylish living in Charleswood.

Built in 1960

Essential Information

MLS® #	A2128681
Price	\$699,900
Sold Price	\$755,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,508
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2424 Cherokee Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0X7

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Driveway, Off Street, On Street, Outside, Parking Pad

Interior

Interior Features	Built-in Features, Storage, Wet Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Interior Lot, Street Lighting, Private, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 7th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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