

\$714,800 - 60 Chisholm Crescent Nw, Calgary

MLS® #A2136307

\$714,800

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Opportunity knocks at 60 Chisholm Crescent! Beautifully maintained family home on a quiet crescent in Charleswood. Renovate, add on, or re-build your dream home – upgrade and personalize to your liking! Traditional floor plan with a large living room, formal dining area, kitchen overlooking the backyard, 3 bedrooms and a 4 piece bathroom complete the main floor. Original ¾ oak hardwood has been preserved beautifully under the carpeting, the original wood cabinets in the kitchen have been hand polished for 60+ years and the 60's retro bathroom is in great condition as well. The lower level offers another 1,150 sqft (1,050 developed) featuring a huge family room with a one-of-a-kind hidden storage area behind the wall panels and a classic, full size bar with stools. Plenty of room for a billiard table/games area for the kids. Adjoining den (could be converted to a bedroom) with a 3 piece bathroom. Spacious summer kitchen combined with a laundry room, separate workshop/hobby room. Upgrades include a newer HE furnace, hot water tank, vinyl siding, eaves and a clay tile roof with 50 year life expectancy. Front drive single attached garage and additional covered carport. The oversized pie lot with back lane access has potential for both RV parking and the potential of a double garage. Gorgeous landscaping with raised, brick flower beds, mature trees, shrubs, manicured to a – and you can enjoy summer dining on your patio in the private, west exposure backyard. Charleswood



offers 3 levels of schooling, a great community centre, parks, pathways, minutes to all the major amenities: Calgary Winter Club, Nose Hill & Confederation Parks, UofC, Foothills & Children's Hospitals, shops and restaurants. Minutes to downtown or west to the mountains. Owners have loved living here for 65 years, now you can do the same! Pride of ownership! Great investment in lifestyle and real estate. Pick your possession and move right in.

Built in 1959

Essential Information

MLS® #	A2136307
Price	\$714,800
Sold Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	60 Chisholm Crescent Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Z1

Amenities

Parking Spaces	4
Parking	Attached Carport, Front Drive, Garage Door Opener, Garage Faces

Front, Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Gentle Sloping, Pie Shaped Lot, Treed
Roof	Clay Tile
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 6th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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