

\$739,900 - 27 Chatham Drive Nw, Calgary

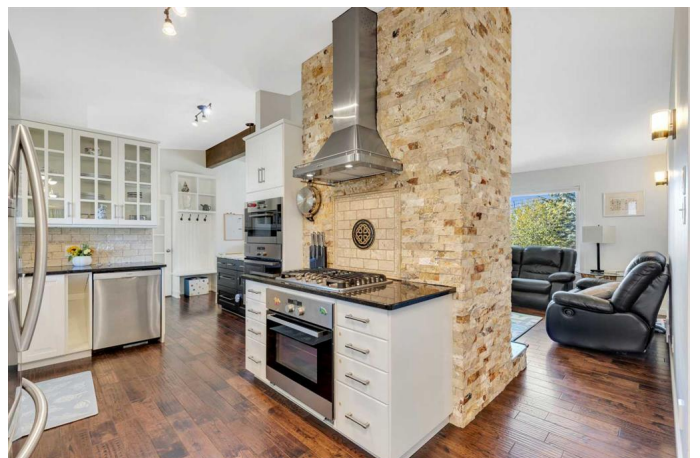
MLS® #A2170190

\$739,900

3 Bedroom, 3.00 Bathroom, 1,143 sqft
Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Click on the virtual tour for a preliminary walk through this charming bungalow nestled on a QUIET street in Charleswood giving a WEST exposure backyard and located between NOSE HILL PARK and BRENTWOOD VILLAGE SHOPPING CENTRE not to mention three SCHOOLS, Senator Patrick Burns one of the largest INTERNATIONAL SPANISH ACADEMIES, Brentwood School and St Luke Elementary. Feel like the summers are getting hotter? No need to sweat it as CENTRAL AIR CONDITIONING was installed just last year. Invite friends for dinner and cook up an amazing meal in the well thought out and laid out kitchen, complete with GAS range, TWO ovens, STAINLESS FRENCH DOOR refrigerator, BUILT-IN microwave, beautiful FARM SINK and DISHWASHER. Lots of CABINETRY and handy DRAWERS, including a PANTRY, and STONE counters with TILED backsplash. Serve up dinner in the dining area or head out to the AMAZING garage ROOF DECK basked in natural sunlight. Can you imagine the parties?! The deck was RESURFACED with deck planks and the ARTIFICIAL TURF leading to the deck installed for easier maintenance. Plus there's a grassy area for the kids to play and a handy storage SHED for outdoor stuff. OK, back in the house, the main living area has ENGINEERED HARDWOOD floors and a VAULTED ceiling making it LIGHT and AIRY. Enjoy a morning coffee at the BREAKFAST BAR or an evening drink snuggled by the GAS



FIREPLACE. The primary suite has a beautiful HOTEL inspired GLASS enclosed TILED shower with a MASSAGING pebbled base, DOUBLE vanity and WALK-IN closet. And for the kiddo, there's another bedroom and 4 pce bath. If you have older children, they will love their own space in the lower level complete with a family room with WET BAR, their own bedroom and a 4 pce bath. And you don't have to worry about spills, VINYL PLANK flooring was laid down the stairs, hallway and family room. And for those who work from home a closed off OFFICE space was created for those virtual meetings. And what's missing from most houses? STORAGE. We have you covered. Not only is there a storage CLOSET, but there's more space in the LAUNDRY room and the UTILITY room where you'll find the CENTRAL VAC cannister. Now to the garage, extra DEEP, CLADDED and INSULATED walls, HEATED and with 220V service. More than a place to park a couple of cars.

Built in 1959

Essential Information

MLS® #	A2170190
Price	\$739,900
Sold Price	\$756,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,143
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	27 Chatham Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Z4

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Central Vacuum, Double Vanity, Stone Counters, Vaulted Ceiling(s), Wet Bar
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 8th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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