

4012 Chatham Place NW
Calgary, Alberta

MLS # A2162008



\$769,999

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	1960 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Rectangu		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Laundry Cabinets, Alarm system hardware, Deep Freezer, BBQ.

OPEN HOUSE! September 14, 2:00 - 4:00 Beautiful turn-key bungalow in coveted Charleswood! **NUMEROUS UPGRADES** throughout - Including a **CHEF'S KITCHEN** with a **GRANITE ISLAND**, an induction cook top (gas hook ups are in place as an option too), a **STAINLESS STEEL PACKAGE**, and an abundance of cabinet space! The **DINNING AREA** is **SHOWERED WITH NATURAL LIGHT** and has balcony sliding doors that open up to a South Facing Deck! **HARDWOOD FLOORS** are found throughout the main floor and the **CEILINGS** have been **FLATTENED** to include pot-lights for a fresh contemporary feel. The **BASEMENT** was **COMPLETELY REDEVELOPED** for functionality and offers a wide **OPEN LIVING SPACE** featuring a beautiful gas burning **FIREPLACE**. Plush high-end carpeting completes the space! The balance of the basement includes a large bedroom, bathroom, an organized laundry area, and plenty of space for storage. **OTHER UPGRADES** include newer and **ENLARGED WINDOWS** on both levels (many **TRIPLE PANED**) a **HIGH EFFICIENCY FURNACE**, upgraded plumbing including a **RINNAI TANKLESS INSTANT HOT WATER** system, and extra roof insulation for energy conservation! (Please note: the sewer line was completely replaced - an important consideration when shopping and purchasing in the Triwood area!) The **SOUTH-FACING BACK YARD** is **SUN DRENCHED** and the roof-top of the **DOUBLE GARAGE** could be used as a perfect Green House space. Finally, this home is found in a perfect little **CUL-DA-SAC** location: Across from and **SURROUNDED** by **GREEN SPACES** (including Nosehill Park), minutes to schools (all levels and various programs), LRT, shopping, restaurants, The Children's Hospital and more!