# \$750,000 - 4044 Chatham Place Nw, Calgary

MLS® #A2230159

# \$750,000

6 Bedroom, 2.00 Bathroom, 1,702 sqft Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to your next project! This 3-level split home in the highly sought after, established community of Charleswood sits on a massive 45 ft x 100 ft corner lot with back lane access and is an ideal setup for redevelopment, a renovation project, or a dream flip. Positioned directly across from a peaceful green space, this home offers incredible potential. Inside, the home boasts over 1,700 sq ft above grade, with a further 509 sq ft of finished space in the basement, providing a functional and flexible layout. With six bedrooms and two full bathrooms, there's ample space for families, multi-generational living, or income-generating tenants. The main level features a spacious living room, dining area, and kitchen filled with natural light. The upper level offers three generous bedrooms, including a primary suite with a 5-piece ensuite, as well as a full family bathroom. On the lower level, you'II find a convenient mudroom, laundry area, a third bedroom, and a 3-piece bathroom, ideal for guests or private space for extended family. The finished basement includes two more bedrooms and a large family room, providing even more livable square footage or rental potential. Step outside to a huge deck, perfect for entertaining, and a backyard that opens up exciting possibilities. Surrounded by parks, schools, public transit, and just minutes from Nose Hill Park, this location is ideal for families, students, and professionals alike. You're also within close proximity to several schools and only minutes away from the







University of Calgary making it a strong candidate for student rentals or long term holds. Whether you're looking to flip, renovate and hold, or build your dream home, this is an unbeatable opportunity in a prime location. Don't miss your chance to unlock the full potential of this Charleswood gemâ€"book your private showing today and bring your vision to life!

Built in 1959

### **Essential Information**

MLS® # A2230159 Price \$750,000

Bedrooms 6
Bathrooms 2.00
Full Baths 2

Square Footage 1,702 Acres 0.13

Year Built 1959

Type Residential Sub-Type Detached

Style 3 Level Split

Status Active

# **Community Information**

Address 4044 Chatham Place Nw

Subdivision Charleswood

City Calgary
County Calgary
Province Alberta
Postal Code T2L 0Z6

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

## Interior

Interior Features Built-in Features, Double Vanity

Appliances Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Other, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 5

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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