

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

MLS® #A2230159

**\$750,000**

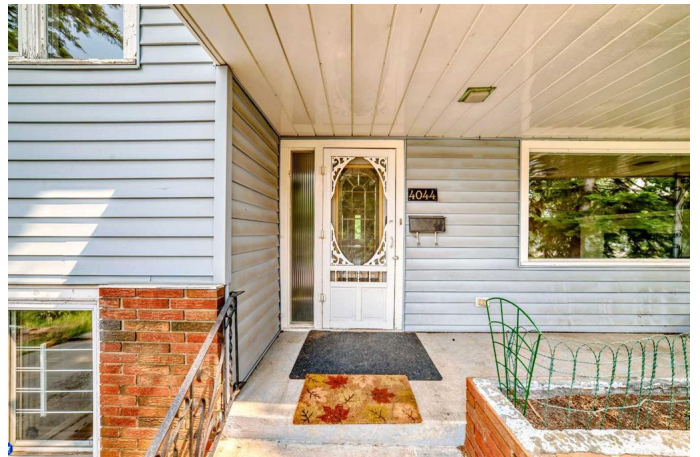
6 Bedroom, 2.00 Bathroom, 1,702 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

**\*\* OPEN HOUSE: Friday, June 20th 2-4pm \*\***

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'll 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	8
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.