# \$669,900 - 16 Chatham Drive Nw, Calgary

MLS® #A2250264

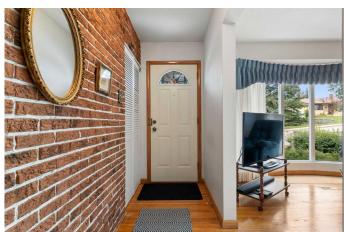
## \$669,900

4 Bedroom, 2.00 Bathroom, 1,052 sqft Residential on 0.12 Acres

Charleswood, Calgary, Alberta

Welcome to this beautifully maintained bungalow, tucked away on a guiet street in sought-after Charleswood. When entering this home, you are greeted with well maintained traditional hardwood flooring. You will notice a sun soaked living room, perfect for enjoying company or a morning cup of coffee. The living room flows nicely into dining area for the whole family or quests to sit down and enjoy a great meal together. adjacent to the dining area you will notice a spacious kitchen with a large window allowing natural sunlight in while you enjoy cooking culinary masterpieces. Rounding off the main floor is a full bathroom, primary bedroom and 2 spare bedrooms. Don't need two extra bedrooms, no problem. One of the spare rooms would make a perfect den/study or office space. The basement has a great sized recreational space, perfect for a games room, entertainment system, or a grand space for entertaining company. There is also a bedroom and full bathroom perfect for any guests staying over or for older children to have their own space. Lets not forget the massive laundry space and a new furnace (2023). The spacious backyard has a cement patio with a pergola, another perfect space to enjoy a morning coffee or host an outdoor gathering for family and friends. This property is all about location! You name it, this location has it. Minutes away from schools, one of which is Senator Patrick Burns one of the largest international spanish academies, Walking distance to the University of Calgary,







Brentwood Village Shopping Centre, cafes, restaurants, Nose Hill Park, an off leash dog park, golfing, playgrounds, baseball diamonds and so much more. Don't sleep on this beauty of a home, book your showing today. This home is waiting for a new owner to come and put their personal touch on it!

#### Built in 1959

#### **Essential Information**

MLS® # A2250264 Price \$669,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,052

Acres 0.12
Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 16 Chatham Drive Nw

Subdivision Charleswood

City Calgary
County Calgary
Province Alberta
Postal Code T2L 0Z5

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Off Street, RV Access/Parking, Single Garage Detached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Private

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed August 22nd, 2025

Days on Market 68

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Benchmark

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