

# \$849,000 - 2736 Chalice Road Nw, Calgary

MLS® #A2213650

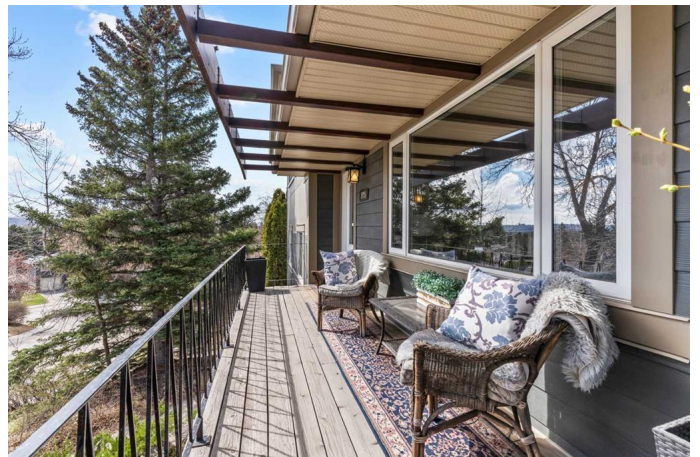
**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,735 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

When it comes to real estate, location is everything, and this home delivers. With 4 bedrooms, 2 full bathrooms, and a layout that blends space, light and comfort, this is the kind of home that rarely graces the market. Perfectly positioned for families with children and pets, you are a block away from several green spaces, including a sprawling greenbelt that runs parallel to 14th Street, stretching from Brisbois to John Laurie Blvd. To the north, a walking and biking overpass leads directly to Nose Hill Park, one of Calgary's largest and most beloved natural areas. You are also within walking distance to elementary, junior high, and high schools (Sir Winston Churchill). Mere minutes or less will lead you to the Calgary Winter Club, Sir Winston Churchill Aquatic and Recreation Center, Nose Hill Library, Brentwood Sportsplex (hockey and skating arena), Children's Hospital, University of Calgary, shopping centers and the Brentwood LRT Station. Nestled in the heart of Charleswood; more affectionately known to the locals as Charleswood Heights, this is one of Calgary's most cherished, family-oriented communities. This 4-level split home sits on a generous 5,769 sq foot reverse pie lot offering both expansive indoor space and a large, private backyard oasis ideal for entertaining or simply unwinding. Originally built as a New West showhome, this property is now in the hands of only its second owners; a testament to pride of ownership and enduring quality. This property offers ample



space both inside and out. Perfect for growing families or those who love to entertain. As you arrive, you're greeted by a new concrete stairway with elegant wrought iron handrails, leading to a sunny south-facing front balcony that is the idyllic spot for your morning coffee or evening unwind. Inside, you'll find over four thoughtfully developed levels, including a unique fifth-level attached heated double garage. Relax inside as you take in the incredible south and west-facing views of the Rocky Mountains and Winsport that offer a breathtaking backdrop to everyday living. The home features oak hardwood flooring that flows through the kitchen, living room, and upstairs bedrooms, while the lower two levels boast hardwood and new tile carpeting. Both 4-piece bathrooms have been stylishly updated with granite countertops and tile surround showers. Noteworthy updates include a new hot water tank (2025), high-efficiency furnace (2023), new windows (2018) as well as new durable Hardie plank siding (2018) with additional insulation for enhanced energy efficiency and curb appeal . Your backyard oasis is complete with an outdoor deck and entertainment space, framed by mature landscaping including two charming crabapple trees; a perfect setting for hosting summer barbecues, letting the kids run free, or simply enjoy one of Calgary's incredible sunsets in peace. This is a rare lifestyle opportunity in one of Calgary's most desirable communities. Don't miss your chance to make it yours!

Built in 1965

### **Essential Information**

MLS® #	A2213650
Price	\$849,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,735
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	2736 Chalice Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1C8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street, Driveway, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Lighting, Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Pie Shaped Lot, Sloped Up, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 1st, 2025

Days on Market            35

Zoning                        R-CG

### **Listing Details**

Listing Office               Century 21 Bravo Realty

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