

**2440 Cherokee Drive NW**  
**Calgary, Alberta**

**MLS # A2290263**



**\$929,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Nestled in sought-after Charleswood, this fully renovated South-facing four-bedroom bungalow offers exceptional walkability for families, professionals, or downsizers. Completed in 2021 by Harrison Pierce Homes, the comprehensive renovation blends quality craftsmanship with thoughtful, modern design. The bright layout features a vaulted ceiling in the living room and kitchen, 4 bedrooms, 2 full bathrooms, and a powder room, offering flexibility for growing families, guests, or a dedicated home office. The bungalow design provides easy, functional living with generous space across both levels. Upgrades include triple-pane windows, window dressings, added insulation for enhanced energy efficiency, a new hot water tank, water softener, new kitchen appliances and cabinets, oak hardwood flooring on the main level, and luxury vinyl plank downstairs. Layered lighting includes extensive pot-lights throughout and pendant lights. From the street, the house boasts excellent curb appeal, with wide composite stairs leading to the entrance, framed by two beautiful mature trees. Outside is a well-sized, landscaped backyard offering plenty of room for children, pets, or entertaining, complete with a spacious deck. The single detached garage provides secure parking and additional storage. This charming home is close to Alberta's top-ranked public schools, including Banff Trail Elementary School, Branton Middle School, and William Aberhart High School (French immersion), Collingwood Elementary School, Senator Patrick Burns Middle School (Spanish bilingual) and the University of Calgary. Just steps from the C-Train Station, Brentwood Village, and Triwood Community Association, you'll enjoy seamless access to transit, recreation, and amenities. Outdoor enthusiasts will love being within walking distance to Confederation Park and Nose Hill Park, offering year-round

recreation just minutes from your door. A rare opportunity to own an immaculate, move-in-ready home in one of Calgary's most established and connected inner-city communities.