# \$710,000 - 4215 Chippewa Road Nw, Calgary

MLS® #A2269346

## \$710,000

0 Bedroom, 0.00 Bathroom, Land on 0.14 Acres

Charleswood, Calgary, Alberta

ATTENTION: Builders, Investors, and Dream-Home Seekers!
This vacant R-CG zoned lot offers a rare opportunity to build in the highly sought-after community of Charleswood â€" one of northwest Calgary's most established and welcoming neighbourhoods.

Build Your Dream Home or Investment in Desirable Charleswood! The 6060 sq ft lot has already been cleared, saving you the time and expense of demolition. Whether you're looking to build your own dream home, develop modern infills, or create a profitable multi-unit investment, this property is ready for your vision.

You'II love the quiet tree-lined streets, nearby schools and parks, and easy access to great shopping and main routes including Crowchild Trail, John Laurie Blvd, and Stoney Trail. The University of Calgary, SAIT, Market Mall, and Nose Hill Park are all just minutes away â€" making this location ideal for families, professionals, and future tenants alike.

#### Highlights:

R-CG zoning allows for flexible building options (single, semi-detached, or row homes)

Lot cleared and ready â€" demolition cost savings already done







Large rectangular lot with excellent frontage

Close to schools, parks, transit, shopping, and recreation

Quick access to major routes and northwest amenities

Build your dream home or a smart investment property in a friendly, established community

Don't miss your chance to secure this prime Charleswood lot â€" where community charm meets unbeatable convenience!

### **Essential Information**

MLS® # A2269346 Price \$710,000

Bathrooms 0.00
Acres 0.14
Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 4215 Chippewa Road Nw

Subdivision Charleswood

City Calgary
County Calgary
Province Alberta
Postal Code T2L 1A1

#### **Additional Information**

Date Listed November 6th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

# Listing Office Royal LePage Benchmark

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