

\$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 — 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 a modern infill, or create a profitable multi-unit investment, this property is ready for your vision. (with City approval)

You'll 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 — 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 — 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

Donâ€™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	3
Zoning	R-CG

Listing Details

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