

\$630,000 - 4612 Charleswood Drive Nw, Calgary

MLS® #A2084181

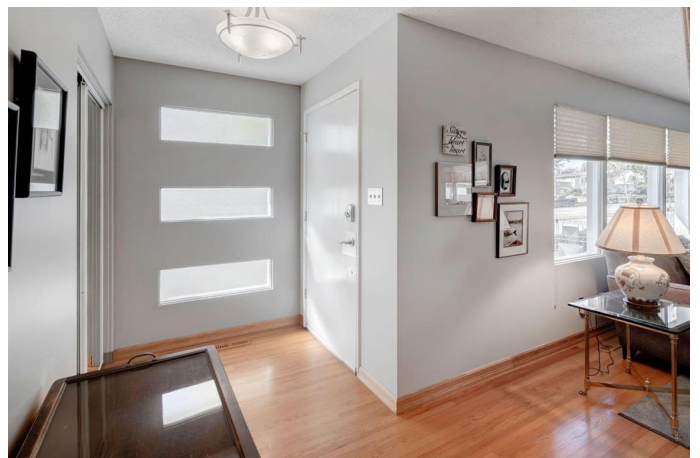
\$630,000

5 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.15 Acres

Charleswood, Calgary, Alberta

Charleswood is an established sought-after community bordering Nose Hill Park. This bungalow home offers 2000+ square feet of developed space with easy access to all amenities. Approaching the front of the house, you will find a warm and inviting atmosphere and well maintained yard. Upon entering, you'll be embraced by the beautiful hardwood floors and functional layout. A spacious entrance guides you to the main floor, where timeless oak creates a bright and cheerful ambiance. The main floor exudes warmth and charm, with ample natural light. The layout includes living room, dining room, a kitchen with loads of cupboard space and separate eating area, three bedrooms and one bathroom. Perfect for families looking to settle down. Whether you seek a quiet retreat or a play space for little ones, these cozy rooms will make you feel right at home. Downstairs, you'll discover a fully developed lower level that offers even more space, versatility and loads of storage space. Two additional bedrooms, flex area, sauna, additional 3 piece bathroom/laundry room. This bright bonus space caters to the entire family, setting the stage for additional living space, movie or games room. The brick home's exterior is a true delight, some newer windows, rooftop patio and spacious backyard. The singles attached garage offers a tandem parking space. Noteworthy aspects of Charleswood include its connection to hiking trails, cycling paths, and numerous neighbourhood green-spaces. Charleswood is



also know for its very active Tri-wood arena and excellent, extensive school options, ensuring a quality education for your children. Convenience is at your fingertips with shopping, public transport, hospitals, schools, and parks all within easy reach. This homes amazing location is close to a green space, children’s park and blocks from the many walking paths of beautiful Nose Hill Park.

Built in 1963

Essential Information

MLS® #	A2084181
Price	\$630,000
Sold Price	\$630,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4612 Charleswood Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2E5

Amenities

Parking Spaces	3
Parking	Garage Faces Front, Single Garage Attached, Tandem

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Gas Water Heater, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Lawn, Irregular Lot, Landscaped, Paved, Sloped, Sloped Down
Roof	Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 19th, 2023
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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