# \$719,900 - 3827 Charleswood Drive Nw, Calgary

MLS® #A2103333

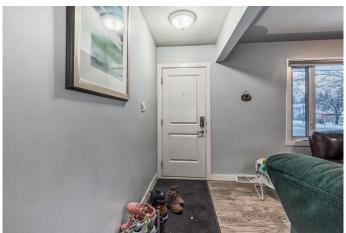
# \$719,900

5 Bedroom, 2.00 Bathroom, 1,038 sqft Residential on 0.16 Acres

Brentwood, Calgary, Alberta

Reduced by 40k for a quick sale.. An excellent opportunity awaits to own a beautifully situated bungalow in close proximity to schools, shopping centers, restaurants, public transportation, Ctrain station, the University, and the hospital. It is worth emphasizing that this property is serviced by the renowned top-tier high school, Sir Winston Churchill. Super large lot,70X100 feet, enormous development potential. This residence boasts recent upgrades, including new windows, doors, soffits, fascia, and eaves trough (2020), the garage roof (2022) creating a modern and well-maintained living space. The property offers ample green space, an extra-large patio, a double detached garage, and an additional 3rd parking spot. The main floor showcases stylish vinyl flooring, an abundance of natural light, a spacious living room, and a dining room. The functional kitchen comes equipped with plenty of cabinet space. Three bedrooms on the main floor are complemented by a gorgeous 4pc bathroom. The basement expands the living space (Illegal suite), featuring a generously sized living room and dining room, a large kitchen with ample counter space, and an additional bedroom (4th) with an adjoining 4pc bathroom. The basement also includes a 5th bedroom, another 4pc bath, and a well-sized laundry room with extra storage in the utility room. This home combines convenience and comfort, making it an ideal residence for investors or self-users.







## **Essential Information**

MLS® # A2103333

Price \$719,900

Sold Price \$708,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,038 Acres 0.16 Year Built 1961

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

# **Community Information**

Address 3827 Charleswood Drive Nw

Subdivision Brentwood
City Calgary
County Calgary
Province Alberta
Postal Code T2L 2C7

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Parking Pad

## Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Separate

Entrance

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Playground, Private Yard

Lot Description Back Lane, Lawn, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed January 25th, 2024

Date Sold March 9th, 2024

Days on Market 43

Zoning R-C1

HOA Fees 0.00

# **Listing Details**

Listing Office Homecare Realty Ltd.

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