

\$899,900 - 1308 Carlyle Road Sw, Calgary

MLS® #A2116391

\$899,900

4 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.17 Acres

Chinook Park, Calgary, Alberta

Exceptional opportunity in coveted Chinook Park! An unbelievable professional renovation that was featured on HGTV by the Property Brothers! Immediately you'll be impressed by the vaulted beamed ceilings. This functionally designed 2 bed, 2 bath Bungalow with an additional 2 beds +1 bath on the lower level and over 1,500sf. The home boasts a ton of built-in and thoughtfully designed millwork and a professionally designed hardware and lighting package throughout. The open concept flows beautifully from Living room to Kitchen to dining and perfect for entertaining friends and family. The kitchen features a high-end appliance package including a gas cooktop, built in ovens, Large French doored refrigerator, farmhouse sink and a very large sit up central island. Lots of built in custom cabinetry and pantry space including an additional built-in storage and bar adjacent to the dining room that includes floor to ceiling cabinets, additional counterspace and a beverage refrigerator. There is also a thoughtfully designed flex/office space to the right of the foyer that could be used for many different options. The cozy living room features a large gas fireplace with additional built-in cabinets and shelving. Walk down the hallway to the bedrooms and you'll absolutely love the level of finishing. The spacious primary bedroom features a gorgeous 5pce ensuite including heated floors, dual sinks, a soaker tub, and glassed shower. There is also a second 4pce bathroom and another bedroom



the completes the floor. The full lower level of the home is mostly finished and original. Its layout is functional and does include a large rec/family room space, 2 bedrooms, a 3pce bath, a laundry room, and an additional workshop/storage space. All upper windows and doors replaced recently through renovation. Exterior of the home has just been freshly painted. There is a double detached garage in the rear and a single attached garage in the front. Donâ€™t miss this one!

Built in 1961

Essential Information

MLS® #	A2116391
Price	\$899,900
Sold Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,547
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1308 Carlyle Road Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2T8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Front Drive, See Remarks, Single Garage

Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 8th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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