

\$749,900 - 2339 Chicoutimi Drive Nw, Calgary

MLS® #A2146731

\$749,900

4 Bedroom, 2.00 Bathroom, 1,119 sqft
Residential on 0.13 Acres

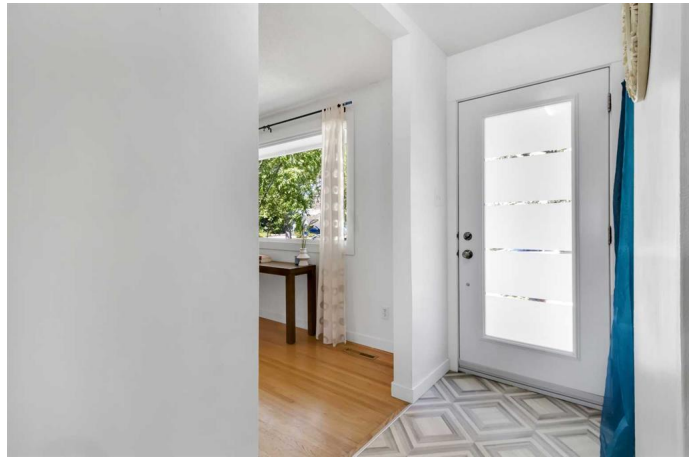
Charleswood, Calgary, Alberta

Welcome to this delightful 1100 sq ft bungalow, nestled on a beautiful lot in the highly sought-after community of Charleswood. This charming home offers the perfect blend of comfort, style, and location, making it an ideal choice for families, professionals, or anyone looking to enjoy the best of suburban living.

As you approach, you'll be captivated by the picturesque street and the home's inviting curb appeal. Step inside to discover a warm and welcoming interior, featuring a spacious living room with large new vinyl windows that bathe the space in natural light. The living area seamlessly flows into the dining room, creating an open and airy atmosphere perfect for both everyday living and entertaining.

Three generously sized bedrooms compliment this main floor, and still boasts the original hardwood. The kitchen is situated conveniently, with views of the backyard and sits adjacent to a cozy breakfast nook. The home has a separate entrance that leads you down to the lower level of the home provides additional living space, perfect for a family room, home office, or recreational area. A second bathroom and ample storage complete this level, adding to the home's functionality and appeal.

Outside, the property truly shines. The



expansive lot, complete with an oversized double garage, offers a beautifully landscaped yard, perfect for gardening, outdoor activities, or simply relaxing in the sunshine. The quiet, tree-lined street, just steps away from greenspace, enhances the sense of tranquility and community that Charleswood is known for.

Situated in a prime location, this bungalow is just moments away from excellent schools, parks, shopping, and dining options. With easy access to major transportation routes, commuting to other parts of the city is a breeze. Only a 15minute walk to LRT and University!

Don't miss the opportunity to own this charming bungalow in one of Charleswood's most desirable streets. Schedule a viewing today and experience the perfect blend of comfort, convenience, and community.

Built in 1960

Essential Information

MLS® #	A2146731
Price	\$749,900
Sold Price	\$730,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2339 Chicoutimi Drive Nw
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Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Garden, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	August 16th, 2024
Days on Market	43
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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