

\$949,900 - 2528 Charlebois Drive Nw, Calgary

MLS® #A2154928

\$949,900

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

A rare find in the desirable community of Charleswood. This beautiful home with three bedrooms on the main level has been well maintained and upgraded with high-quality finishings. With a classic aesthetic throughout, this home will never feel dated. The spacious living room has a large, bright bay window seat as well as a limestone natural fireplace for those cozy winter nights. The kitchen is bright with new quartz countertops, hidden fridge and freezer, thermador gas range, and a beautiful apron sink. This is a kitchen that gets many compliments and is a joy to use.

The bright master bedroom has an attached 2-piece ensuite and new pocket-door closet. There are two more bedrooms and a 4-piece bathroom on the main floor, all charming and spacious.

The basement has been updated and opened up, with built-in bookshelves and plenty of storage. The spacious family room with a gas insert fireplace / a guest bedroom / office and a 4 pce bathroom completes the lower level.

In the laundry room you will find a new electrolux washer and dryer set (2023).

The front yard is fully landscaped with stunning curb appeal. The backyard is an entertaining dream with poured concrete and landscaping



that make it a beautiful place to have a glass of wine in the late summer evenings. The backyard also has a firepit area and a built-in tree house with a secret entrance and a slide!

This house has beautiful touches inside to make your elegant living-style come to life, while also boasting plenty of space for your workshop and cars in the two garages. There is a double attached garage in the front and an oversized double at the back. The oversized double garage at the back is heated which makes it a dream to work on cars, other projects or to store your ski-doo and sports equipment, or even have a home gym that can comfortably be used year-round.

This home has plenty of unique features that add to its charm and make it a wonderful place to call home! It is also in a great neighbourhood.

Situated in the picturesque and friendly neighborhood of Charleswood, with wonderful schools, access to parks, and shopping, and the C-Train is a 7 min walk. A new pump-track for bikes was recently added at nearby Canmore park, which is a short walk or bike ride away and it also has a splash-park in the summer and a sledding hill in the winter. This location couldn't be better! Listing agent related to the sellers.

Built in 1962

Essential Information

MLS® #	A2154928
Price	\$949,900
Sold Price	\$1,021,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,411
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2528 Charlebois Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0T6

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas Log, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 12th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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