

\$785,000 - 3804 Charleswood Drive Nw, Calgary

MLS® #A2155782

\$785,000

5 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Discover unparalleled elegance and a golden investment opportunity in the heart of the prestigious community of Charleswood. This meticulously renovated bungalow blends contemporary style with functional luxury, featuring a legal two-bedroom suite that promises both comfort and lucrative rental income—truly allowing you to live in style while your tenants help pay the mortgage. Perched on a sprawling corner lot with a grand 100-foot frontage, this property beckons future multi-family development. The home itself is a masterpiece of modern design, showcasing chic finishes like a dramatic stone wall with an electric fireplace, state-of-the-art stainless steel appliances, and a gourmet kitchen brimming with cabinet space. The main level offers a serene retreat with a lavish primary bedroom, two well-appointed guest bedrooms, and a spa-like 5-piece bath. Convenience meets luxury with an in-suite stacked washer and dryer. Descend to the lower level, where a private entrance opens into an equally sophisticated living space. Here, two luminous bedrooms with egress windows create a bright and inviting atmosphere. The kitchen is a chef's dream, featuring high-end appliances and a stunning stone accent wall. This level is complete with its own full bath and laundry facilities, making it perfect for tenants or extended family. Not only does this home exude style, but it also boasts recent updates for added peace of mind. A new roof, installed in 2020 with specialty shingles specifically



designed to accommodate a low grade roof ensures long-lasting protection. Both refrigerators were replaced in 2022, along with the suite receiving a brand-new dishwasher, washer, and dryer, enhancing convenience and efficiency for both you and your tenants. Every detail has been considered, from the sleek knockdown ceilings to the abundant storage, all wrapped in the warmth of rich laminate flooring—no carpet in sight. Step outside to your expansive deck, ideal for alfresco dining, while a massive shed provides ample storage for all your recreational gear, from snowboards to golf clubs. The vast parking pad, accommodating up to five vehicles with ease, is equipped with electrical outlets, ensuring convenience for all. Positioned in a prime location, this residence is just a leisurely stroll from the University of Calgary, Brentwood Mall, elite schools, tennis courts, and a cutting-edge fitness and aquatic centre. The nearby Triwood Community Centre adds to the neighbourhood's charm, catering to a lifestyle of leisure and sport. With quick access to downtown and a short walk to the C-Train, every amenity is at your fingertips. Seize this rare opportunity to own a property that perfectly marries luxury with practicality in the coveted Charleswood neighbourhood. This is more than just a home; it's an investment in your future. Don't wait! Book your private viewing today! **CHECK OUT THE VIDEO LINK!**

Built in 1961

Essential Information

MLS® #	A2155782
Price	\$785,000
Sold Price	\$805,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3804 Charleswood Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2I 2C6

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Off Street, On Street, Parking Pad, Plug-In

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Covered Courtyard, Storage
Lot Description	Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Irregular Lot, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 10th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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