

\$849,900 - 2736 Cannon Road Nw, Calgary

MLS® #A2159248

\$849,900

3 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to this charming detached and fully renovated bungalow, which sits serenely across from a lush green space. This wonderful family home nestled in the mature and tranquil community of Charleswood is nothing short of perfect. As you step inside, you'll be greeted by the warmth of solid hardwood flooring flowing through the living, dining, and kitchen areas. The living room, adorned with detailed ceilings, offers a picturesque view of the green space, creating a perfect spot for relaxation. The adjacent formal dining area, enhanced with crown moulding and a large window overlooking the backyard, sets the stage for memorable family dinners. Timeless and well-appointed, the kitchen features sleek granite countertops, a central island with a dual basin undermount stainless sink and plenty of storage, stainless steel appliances, and a tile backsplash. With ample cabinetry, a breakfast dining area, and easy access to the backyard, this kitchen is functional and inviting. Separated from the main living spaces, the spacious primary bedroom boasts a walk-through closet and 5-piece ensuite. The ensuite features a drop-in soaker tub, tiled flooring, dual sinks with granite countertops, a large vanity with ample storage, and a fully tiled steam shower with a 10mm glass enclosure. The second bedroom offers a sizeable closet and a large window overlooking the green space. A 3-piece



bathroom with an extended vanity, dual sinks, granite countertops, and ample storage completes the main floor. A fully developed basement offers a spacious rec room, a guest bedroom and a 3-piece bath with a fully tiled stand-up shower, granite counter, and oversized vanity. The laundry room, equipped with a side-by-side washer and dryer and ample storage space, adds to the home’s practicality. Venturing outside, you’ll discover the backyard boasting a 2-tier wooden deck, mature trees, a brick patio area, and a grassy space. A dedicated dog-run area ensures pets have their own space to enjoy. The double detached garage provides convenience and additional storage. With newer windows and siding and a new dishwasher installed this year (2024), this home is in excellent shape and promises to be a reliable, worry-free investment. The family-friendly Charleswood community offers numerous parks, schools, and recreational facilities nearby. Brentwood Shopping Centre and Northland Village Mall are a quick drive away. Healthcare facilities can be reached within 10 minutes. Commuting is a breeze, with quick access to Crowchild Trail leading into downtown. Plus, the Brentwood LRT station is within walking distance, or you can drive there in less than 5 minutes.

Built in 1962

Essential Information

MLS® #	A2159248
Price	\$849,900
Sold Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,328
Acres	0.13

Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2736 Cannon Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1C6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 12th, 2024
Days on Market	22
Zoning	R-CG

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.