

# \$999,900 - 3416 Charleswood Crescent Nw, Calgary

MLS® #A2168748

**\$999,900**

3 Bedroom, 2.00 Bathroom, 1,197 sqft

Residential on 0.26 Acres

Charleswood, Calgary, Alberta

Developers, investors and handy homeowners, this is the one! Ideally situated on a massive .26 acre (11,326SQFT) pie lot fronting onto a green space and across the road from every amenity, the LRT station and U of C. This spacious bungalow with R-CG zoning is an excellent development opportunity or a holding property. Easily convert the basement into an illegal suite thanks to the separate entrance. An oversized, heated double attached garage in the rear plus an attached front-facing single garage allows for tons of secure parking. The front porch entices peaceful morning coffees with a quiet cul-de-sac and soaring tree views. Inside is a large floor plan boasting hardwood floors and oversized windows streaming in natural light. The kitchen is well laid out, featuring a sunny skylight, full-height cabinets and a window above the sink to keep an eye on the kids playing in the ginormous backyard. Patio sliders off the dining room lead to the expansive, covered deck promoting casual barbeques in any weather. 3 large bedrooms and a 4-piece bathroom are on this level, with another 2 bedrooms and a 3-piece bathroom in the basement. A generously sized rec room allows for plenty of space for movies, games, entertaining and relaxing. Easily divide this huge space with furniture to create additional zones for an office, a play area and a home gym. Seemingly endless outdoor space awaits in the massive pie-shaped backyard. Rarely do you see this huge of a backyard, especially in



an inner-city community! Phenomenally located within walking distance to Nose Hill Park, schools, U of C, Brentwood LRT and the diverse amenities, shops, services and restaurants at Brentwood Village. You simply can't find a better location or lot! Don't miss your chance at this incredible opportunity!

Built in 1962

**Essential Information**

MLS® #	A2168748
Price	\$999,900
Sold Price	\$1,013,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.26
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	3416 Charleswood Crescent Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4L1

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Oversized, Single Garage Attached

**Interior**

Interior Features	Low Flow Plumbing Fixtures, Separate Entrance, Skylight(s), Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 27th, 2024
Date Sold	October 4th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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