

4920 Claret Street NW  
Calgary, Alberta

MLS # A2274365



## \$599,000

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Carport, Covered, Driveway, Front Drive, Or		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Laminate Counters, No Smoking Home		

**Inclusions:** Deep freezer/Chest freezer (basement), Black Shelving Unit (basement), Shed (back yard), Patio table (backyard), Firepit (backyard), Safe

Welcome to 4920 Claret Street NW — a classic Nu-West Home bungalow built in 1962, positioned on a desirable lot in the heart of highly sought-after Charleswood. This charming property sits on a quiet, tree-lined street and offers exceptional access to top-rated schools, beautiful parks, the University of Calgary, Brentwood shopping, and major transit routes. Featuring timeless mid-century craftsmanship that Nu-West is known for, this bungalow provides an excellent foundation for renovation, modernization, or redevelopment. Inside, the home offers 2 bedrooms, 2 bathrooms, over 1700 square feet of total living space and original oak hardwood floors throughout the main floor. The generous undeveloped 52 ft wide X 110 ft deep lot with alley access provides ample outdoor potential, whether you envision gardening, expanding, or creating your dream backyard. Perfect for buyers seeking both character and long-term value, this is a rare opportunity to secure a property in one of NW Calgary's most stable and family-friendly neighbourhoods. Don't miss your chance to capture the lifestyle, convenience, and community that Charleswood is celebrated for.