

**2539 Chicoutimi Drive NW  
Calgary, Alberta**

**MLS # A2279653**



# \$879,900

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** TV in gym and all tv mounts, Upright Freezer, Vac cannister will stay but is disconnected and "as is". Furnace in garage is "as is"

Located on a serene, tree lined street in the heart of one of Calgary's most desirable northwest communities; this beautifully renovated four level split offers a perfect balance of timeless mid century character and modern design. With over 1,950 square feet of thoughtfully developed living space, this home is filled with natural light and showcases hardwood flooring, shiplap ceilings, warm wood paneling and a welcoming, well curated aesthetic throughout. The main level features a bright, open concept layout ideal for both everyday living and entertaining. At the heart of the home is the stunning designer kitchen, complete with two tone cabinetry, quartz countertops, premium stainless steel appliances and generous preparation and gathering space. The adjacent living and dining areas flow seamlessly, creating a comfortable and inviting environment. Upstairs, you will find three spacious bedrooms and a beautifully updated full bathroom. The lower level adds exceptional versatility, offering a fourth bedroom or home office, a renovated three piece bathroom and a functional combined laundry/mudroom designed to keep daily life organized. One level below, the cozy family room features a stylish electric fireplace with a wood slat accent wall; an ideal space for movie nights or relaxing evenings. Additional flexible space on this level is well suited for a playroom, home gym, or hobby area. Step outside to enjoy the private, south facing backyard, surrounded by mature, fruit bearing trees and lush landscaping. This outdoor space is perfect for entertaining, family activities or simply relaxing in the sun. Completing the home is an exceptional parking and storage setup, including a double detached garage plus a single attached garage, providing ample flexibility year round. What truly sets this home apart is its prime location in sought after Charleswood;

a peaceful, family oriented community known for its mature trees, rolling terrain and proximity to key amenities. Enjoy easy access to the University of Calgary, top rated schools, Nose Hill Park and Confederation Park, C-Train transit, Triwood Arena and Community Centre, Brentwood Village, Market Mall and more. This is a rare opportunity for families, professionals, or anyone seeking a beautifully updated home in a vibrant yet tranquil setting. View the video tour via the media link and book your private showing today!