

# \$980,000 - 2036 Chicoutimi Drive Nw, Calgary

MLS® #A2208376

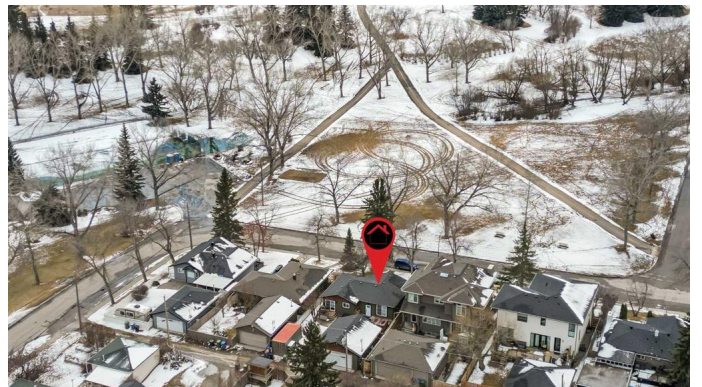
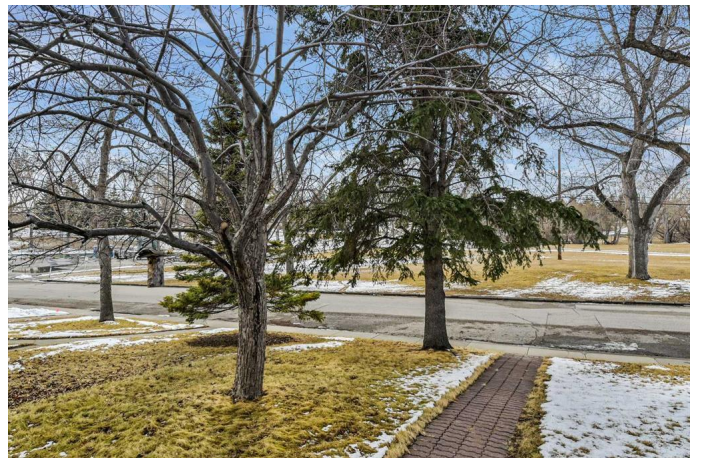
**\$980,000**

2 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

\* Incredible Design & Location \* Main Floor Renovated \* Bungalow \* Faces West into Confederation Park \*\* Beautifully Curated and Immaculately Maintained Home! \*\* You will discover one of the most desirable locations in the highly sought-after Charleswood community, featuring 50' of frontage. \*\* Situated on a low-traffic street, where pride of ownership is readily evident, this outstanding home offers over 1,150 square feet of thoughtfully developed and designed living space. Boasting a stately primary bedroom with a remodeled adjacent main 5-piece bathroom, a front family room featuring a gas fireplace, TV niche and a stone-faced wall, a semi-formal dining area overlooking the kitchen, hardwood floors throughout the main floor living areas, and numerous upgrades... this home will surely impress. Very bright and open design with the remodeled "Chef's" kitchen featuring stunning granite countertops, custom shaker-style cabinet doors and trims, a center island with a gas cooktop, a flush eating bar, high-end stainless steel appliances, and recessed lighting. Other notable upgrades include flat painted ceilings, 28' x 24' oversized double-car garage. Going above and beyond, you will step out to a beautiful east-facing backyard boasting a lovely oasis featuring an upper and lower wood deck, patio area, hot tub, a large grassy area, fencing, wide side yards, and mature trees. To complete this home, the exterior elevation showcases gorgeous stone details, stucco, shakes, and a



covered front entry. Check and Compare! It is a stunning home in an outstanding area.

NOTE: Basement is unfinished and ready for your development needs. You can call your friendly REALTOR(R) to book your viewing.

Built in 1961

### Essential Information

MLS® #	A2208376
Price	\$980,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,152
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2036 Chicoutimi Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V7

### Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island,
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	Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Gas Cooktop
Heating	Forced Air, Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Recreation Room, Stone, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Courtyard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Yard Lights, Fruit Trees/Shrub(s), Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	42
Zoning	R-CG
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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