

# \$749,900 - 4315 Charleswood Drive Nw, Calgary

MLS® #A2241993

**\$749,900**

7 Bedroom, 3.00 Bathroom, 1,661 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to this fantastic property in the mature and well-recognized community of Charleswood! This attentively maintained home has so much to offer – perfect for investors or for making it your own. The main floor features three bedrooms and a five-piece bathroom. The kitchen boasts abundant counter space and classic, well-cared-for cabinetry. Enjoy dinner in the spacious nook area, then relax in the comfortable living room with a gas fireplace and views of a beautiful park and greenspace. Completing the main floor is a newer addition with 3-piece bathroom, skylights and fireplace. The lower level offers three additional bedrooms, a common area, and another three-piece bathroom. Situated directly across from a park and playground, this home is ideal for families. It's also within walking distance to the University of Calgary and only a 10-minute drive to downtown. This one is a must-see – book your showing today!

Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241993  |
| Price          | \$749,900 |
| Bedrooms       | 7         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,661     |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 1962        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4315 Charleswood Drive Nw |
| Subdivision | Charleswood               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2L 2E3                   |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 6                                         |
| Parking        | Off Street, Parking Pad, Attached Carport |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows, Built-in Features, Closet Organizers, High Ceilings, Wood Windows, Skylight(s), Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                            |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Lighting, Other, Storage |
| Lot Description   | Back Lane, Rectangular Lot                               |
| Roof              | Asphalt, Shingle, Flat                                   |
| Construction      | Concrete, Other, Stucco                                  |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 52                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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