



GRASSROOTS
REALTY GROUP

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4719 Charleswood Drive NW
Calgary, Alberta

MLS # A2239000



\$999,999

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Asphalt, On Street, Oversized, Paved, Single G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Ge		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Wet Bar, Wired for Sound		
Inclusions:	Bbq, home video equipment(as is), window blinds (black out and light filtering).		

A rare offering in the heart of Charleswood, this exquisitely reimagined luxury bungalow blends mid-century charm with modern design. Built in 1962 and taken to the studs in 2023, every detail has been thoughtfully curated—new plumbing, electrical, triple-pane windows, stucco, roof, soffits, insulation, high-end appliances, and sleek contemporary finishes—creating a home that feels both brand new and deeply rooted in the neighbourhood's established beauty. Set on a peaceful, tree-lined street, the home enjoys a truly idyllic setting. From the east-facing front porch, framed by the blossoms of a pink plum tree, you can watch deer graze in nearby Nose Hill Park. Just four houses from the park entrance, you're steps from miles of walking and biking paths, off-leash areas, and open green space. The location is ideal—close to top schools, playgrounds, Market Mall, the UofC, and only 15 minutes to downtown—with a bike path out front and a paved double-wide alley behind. Situated on a double lot, the south and west-facing backyard has been transformed into a terraced sanctuary. A brick patio, built-in fire pit, and gas BBQ hookup are surrounded by mature trees—flowering apple and plum, mountain ash, box elder, lilacs, and spruce—creating beauty and privacy for entertaining or quiet evenings under the stars. Inside, the home is bright, quiet, and filled with light. The open-concept kitchen and living area are effortlessly elegant, featuring a massive quartz waterfall island, sleek appliances, and a gas range for the home chef. Timeless design elements—custom slat feature walls, designer lighting, penny tile accents—add texture and style. Functional details include a spacious mudroom with built-in bench, shoe storage, and full closet, a welcoming front entry, a smart Nest thermostat, large hot water

tank, and 2023 furnace for year-round efficiency. The lower level, with separate side entrance, offers a versatile family room with built-ins, integrated speakers, a cozy fireplace, space for a home gym, and a stylish wet bar with cabinetry, sink, and bar fridge. Laundry hookups, power, and venting are already in place, offering future suite potential (pending city approval) or expanded functionality. The home features five well-proportioned bedrooms, each with large windows and ample closets. One is currently styled as a home office. Three full bathrooms include a rare full ensuite in the primary retreat, complete with spa-like touches: rain and steam shower, heated floors, and built-in storage. The crown jewel? A sundrenched, four-season sunroom/studio above the garage. Surrounded by treetops with 360° panoramic views—including winter mountain glimpses—it's an inspiring space for an office, art or fitness studio, or guest retreat. With electric baseboard heating, gas and electricity already in place, and a 240V plug in the garage ready for your EV, it's ready for your vision. Elegant, modern, and immersed in nature—this is more than a home. It's a lifestyle.