



GRASSROOTS
REALTY GROUP

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2647 Charlebois Drive NW
Calgary, Alberta

MLS # A2275796



\$749,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Basement's: Refrigerator, Dishwasher, Microwave Hood Fan, Electric Cooktop

Location, location, location! Home situated on one of the best streets in Charleswood. Close proximity to the U of C, the Brentwood Plaza, and the C-train station. This current investment property features three bedroom on the main floor, a 4-piece upgraded bathroom, a large family room and a full kitchen. Basement remodelled in 2008 w/ full kitchen (illegal suite), a living room, and 2 large bedrooms with their own ensuites. The main floor's kitchen and bathroom are tastefully upgraded. Prior owner updated plumbing and electrical in 2008 plus new shingles/facia/eaves in 2011. In addition, a new sewage line done in 2008. The backyard is landscaped with stone fire pit. A total of 5 parking spots including a detached double garage and three stalls. Home can be rented in a number of different ways. MAIN FLOOR IS RENTED FOR \$2000/month. ONE BEDROOM IN THE BASEMENT IS RENTED FOR \$850/month. SECOND BEDROOM IN THE BASEMENT IS CURRENTLY VACANT (previously rented for \$850/month). Utilities included. All rental agreements until Aug 31st, 2026.