



**2536 chicoutimi Drive NW
Calgary, Alberta**

MLS # A2297519



\$899,000

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,844 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Storage shed (1)

Welcome to this exceptional four-level split home in the highly sought-after community of Charleswood - where space, functionality, and an unbeatable location come together perfectly. Offering 2,362 sq. ft. of developed living space, this property is ideal for families, outdoor enthusiasts, or anyone looking to settle into a mature, established neighborhood with incredible access to nature. Step inside and you're immediately greeted by a bright, open-concept main floor designed for both everyday living and entertaining. The kitchen offers plenty of room to cook and gather, with ample storage and workspace to suit any lifestyle. Just off the kitchen, an inviting sunroom extension with deck access provides the perfect spot to relax year-round while enjoying peaceful views overlooking Nose Hill Park. This home features three spacious bedrooms and three full bathrooms, providing comfort and convenience for the whole family. The upper level offers two well-sized bedrooms, including a primary suite complete with its own ensuite and walk-in closet. The additional levels provide flexible living spaces - perfect for a third bedroom, home office, or gym, giving you the versatility that a four-level split is known for. The fully developed basement level features a generous family room, ideal for movie nights, a play area, or entertaining. A rare highlight is the dual garage setup: an attached single garage for convenience, plus a double detached garage - ideal for extra vehicles, hobbies, or storage. Step outside to a spacious, tiered backyard designed for both relaxation and entertaining. The large upper deck offers plenty of room for seating and summer barbecues, with open sight lines of Nose Hill Park. Below, a generous yard features a cozy fire pit area - perfect for evening gatherings and 's'mores. Set at a higher elevation than the homes behind, the yard enjoys beautiful, open views

and a peaceful, private feel. In spring, a mature crabapple tree adds a stunning touch, blooming with vibrant pink and white blossoms that bring the space to life. Located in one of Calgary's most desirable areas, Charleswood is known for its quiet streets, mature trees, excellent schools, and proximity to amenities. You're just minutes from shopping (Market Mall, University District, Northland), dining, transit (c-train and buses), and major routes. Plus, the University of Calgary is within walking distance - making this location as convenient as it is desirable. This is a rare opportunity to own a spacious, well-appointed home in a premium location. Homes like this don't come up often - don't miss your chance to make it yours.

*****OPEN HOUSE - APRIL 25 & APRIL 26 @1-3PM*****