



**2507 Chicoutimi Drive NW
Calgary, Alberta**

MLS # A2301982



\$759,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), No Smoking Home, Recessed Lighting, Separate Entrance, Soaking Tub, Storage		
Inclusions:	Shed		

OPEN HOUSE SATURDAY APRIL 25th 12:30-3:30pm Life in Charleswood connects daily routines with green space, convenience and long-term value in one of Calgary's most established northwest communities. A thoughtfully upgraded bungalow design paired with a SOUTH BACKYARD creates a setting that feels both functional and inviting from the moment you arrive. SOLAR PANELS add a meaningful advantage, generating surplus electricity credits from May through October and reducing average net electricity costs to under \$11 per month, INSTALLED IN 2023 FOR LONG-TERM EFFICIENCY. HARDWOOD FLOORING extends across the main level, where a welcoming front entry foyer introduces a layout that balances openness with defined living areas, ENHANCED BY FLAT PAINTED CEILINGS AND POTLIGHTS IN THE LIVING ROOM AND KITCHEN FOR A CLEAN, MODERN FINISH. Time spent in the living room feels comfortable and connected, with a BAY WINDOW overlooking the street and drawing in natural light throughout the day. Cooking becomes more enjoyable in the kitchen, where STAINLESS STEEL APPLIANCES, generous counter space and thoughtful storage support both everyday meals and weekend hosting. A dedicated dining room sits nearby, creating an easy transition for shared meals and conversation. A restful escape awaits in the primary bedroom oasis, where a unique seating area set along SUNROOM-STYLE WINDOWS offers a quiet place to start or end the day, enhanced by BLACKOUT WINDOW COVERINGS and DUAL CLOSETS for added function. Another spacious bedroom adapts easily for family, guests or a home office, while a 4-piece bath completes the main level. Additional flexibility unfolds below with a SEPARATE ENTRANCE TO THE BASEMENT, opening the door to multi-generational

living or future potential. CORK FLOORING WITH SUBFLOOR keeps the space warm underfoot, while LARGE WINDOWS bring natural light into a generous recreation area anchored by a GAS FIREPLACE FLANKED BY BUILT-INS. A THIRD BEDROOM WITH OVERSIZED EGRESS WINDOW and a second 4-piece bath extend the functionality, complemented by ample storage throughout. Outdoor living feels private and established in the SOUTH-FACING BACKYARD, where MATURE TREES create a natural canopy and a CONCRETE PATIO ADDED IN 2022 offers space for dining and relaxation. A CUSTOM-BUILT SHED COMPLETED IN 2024 adds practical storage, while recent updates including FENCE REPLACEMENT AND SMART THERMOSTATS AND SMART LIGHT SWITCHES INSTALLED IN 2020, BACK LANDSCAPING REFRESHED IN 2020, and GARAGE BUILT-INS ADDED IN 2025 contribute to long-term ease of ownership. A SINGLE DETACHED GARAGE with GAS LINE ROUGH-IN adds everyday convenience. ADDITIONAL IMPROVEMENTS INCLUDE A NEW FRONT DOOR AND 3 NEW WINDOWS IN 2023 and a NEW HOT WATER HEATER. Walking distance to NOSE HILL PARK, SEVERAL NEARBY GREAT SCHOOLS and the BRENTWOOD LRT STATION keeps daily life connected, while a short drive places the UNIVERSITY OF CALGARY, FOOTHILLS HOSPITAL and ALBERTA CHILDREN'S HOSPITAL within easy reach.