



2736 Cannon Road NW
Calgary, Alberta

MLS # A2159248



\$849,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1962 (62 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub		

Inclusions: N/A

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to this charming detached and fully renovated bungalow, which sits serenely across from a lush green space. This wonderful family home nestled in the mature and tranquil community of Charleswood is nothing short of perfect. As you step inside, you'll be greeted by the warmth of solid hardwood flooring flowing through the living, dining, and kitchen areas. The living room, adorned with detailed ceilings, offers a picturesque view of the green space, creating a perfect spot for relaxation. The adjacent formal dining area, enhanced with crown moulding and a large window overlooking the backyard, sets the stage for memorable family dinners. Timeless and well-appointed, the kitchen features sleek granite countertops, a central island with a dual basin undermount stainless sink and plenty of storage, stainless steel appliances, and a tile backsplash. With ample cabinetry, a breakfast dining area, and easy access to the backyard, this kitchen is functional and inviting. Separated from the main living spaces, the spacious primary bedroom boasts a walk-through closet and 5-piece ensuite. The ensuite features a drop-in soaker tub, tiled flooring, dual sinks with granite countertops, a large vanity with ample storage, and a fully tiled steam shower with a 10mm glass enclosure. The second bedroom offers a sizeable closet and a large window overlooking the green space. A 3-piece bathroom with an extended vanity, dual sinks, granite countertops, and ample storage completes the main floor. A fully developed basement offers a spacious rec room, a guest bedroom and a 3-piece bath with a fully tiled stand-up shower, granite counter, and oversized vanity. The laundry room, equipped with a side-by-side washer and dryer and ample storage space, adds to the home's practicality. Venturing

outside, you'll discover the backyard boasting a 2-tier wooden deck, mature trees, a brick patio area, and a grassy space. A dedicated dog-run area ensures pets have their own space to enjoy. The double detached garage provides convenience and additional storage. With newer windows and siding and a new dishwasher installed this year (2024), this home is in excellent shape and promises to be a reliable, worry-free investment. The family-friendly Charleswood community offers numerous parks, schools, and recreational facilities nearby. Brentwood Shopping Centre and Northland Village Mall are a quick drive away. Healthcare facilities can be reached within 10 minutes. Commuting is a breeze, with quick access to Crowchild Trail leading into downtown. Plus, the Brentwood LRT station is within walking distance, or you can drive there in less than 5 minutes.