



GRASSROOTS
REALTY GROUP

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**4123 Charleswood Drive NW
Calgary, Alberta**

MLS # A2207476



\$820,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,041 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, See Remarks, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: 2 x Dishwasher, 2 x Refrigerator, 2 x Stove, 2 x Washer/Dryer, All window coverings, 2 x Microwave Hood Fans, Custom wall bed, Storage baskets beside wall bed, Closet doors and 2 x Metal shelving unit in the garage. Consumables: Bags of magic sand (for interlocking brick design in the backyard) Repairs & maintenance materials: Extra tiles, trim and baseboards

Whether you're searching for the ideal revenue property or a multi-generational home, this registered legal secondary suite home is a must see. Located on a beautiful tree-lined street on a corner lot, this property combines charm, functionality and thoughtful upgrades. Inside, you'll appreciate the fresh paint throughout and beautiful hardwood floors in the living room, highlighted by a large east-facing bay window that brings in great morning light. The kitchen has been upgraded with quality cabinetry, quartz countertops, stylish backsplash, added pantry storage and more. Just off the kitchen is the main-level laundry with a niche space featuring under-cabinet lighting that offers versatility for use as a desk area, coffee bar or additional storage. Upstairs you'll find three well-sized bedrooms including a spacious primary suite. The upper-level hallway and all bedrooms also feature hardwood flooring. One of the additional bedrooms includes a custom wall bed for added flexibility. The 4-piece bathroom has been beautifully updated with dual sinks, floor-to-ceiling tile, heated flooring and plenty of built-in storage. Access to the lower suite is currently open for viewing ease and potential but can be closed off prior to possession. The lower level is a bright walkout with a secure separate entry from the back of the home. It features a stunning renovated kitchen and a large recreation space with more hardwood flooring and big east and west-facing windows. There's also a renovated 2-piece bathroom and a bonus area perfect for a bedroom or den. Down the hall, you'll find a huge fifth bedroom with heated tile floors that continue into the fully renovated 3-piece bathroom. The basement also includes its own laundry, a large storage closet and access to a clean insulated crawl space for extra storage via a convenient access door. This

home has been upgraded in all the right ways including air conditioning, vinyl windows, two high-efficiency furnaces (2020), upgraded electrical panels with 220V service (2015/2016), tankless hot water heater (2024) and heated flooring in both the upstairs and basement bathrooms. The sewer line has been replaced with a trenchless epoxy sleeve system that seals cracks and prevents future tree root intrusion eliminating the need for annual augering. The basement bedroom ceiling has been soundproofed with double drywall and acoustic channeling and a backflow prevention valve has been installed in the mechanical room for peace of mind. Outside, the backyard features custom interlocking brick throughout, a triangular raised bed along the fence, a large parking pad and a double detached garage. This is a well-rounded property in a fantastic location within walking distance to parks, pathways, shopping and schools.