\$980,000 - 2036 Chicoutimi Drive Nw, Calgary

MLS® #A2208376

\$980,000

2 Bedroom, 1.00 Bathroom, 1,152 sqft Residential on 0.13 Acres

Charleswood, Calgary, Alberta

* Incredible Design & Location * Main Floor Renovated * Bungalow * Faces West into Confederation Park ** Beautifully Curated and Immaculately Maintained Home! ** You will discover one of the most desirable locations in the highly sought-after Charleswood community, featuring 50' of frontage. ** Situated on a low-traffic street, where pride of ownership is readily evident, this outstanding home offers over 1,150 square feet of thoughtfully developed and designed living space. Boasting a stately primary bedroom with a remodeled adjacent main 5-piece bathroom, a front family room featuring a gas fireplace, TV niche and a stone-faced wall, a semi-formal dining area overlooking the kitchen, hardwood floors throughout the main floor living areas, and numerous upgrades... this home will surely impress. Very bright and open design with the remodeled "Chef's" kitchen featuring stunning granite countertops, custom shaker-style cabinet doors and trims, a center island with a gas cooktop, a flush eating bar, high-end stainless steel appliances, and recessed lighting. Other notable upgrades include flat painted ceilings, 28' x 24' oversized double-car garage. Going above and beyond, you will step out to a beautiful east-facing backyard boasting a lovely oasis featuring an upper and lower wood deck, patio area, hot tub, a large grassy area, fencing, wide side yards, and mature trees. To complete this home, the exterior elevation showcases gorgeous stone details, stucco, shakes, and a







covered front entry. Check and Compare! It is a stunning home in an outstanding area. NOTE: Basement is unfinished and ready for your development needs. You can call your friendly REALTOR(R) to book your viewing.

Built in 1961

Essential Information

MLS® # A2208376 Price \$980,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,152 Acres 0.13 Year Built 1961

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 2036 Chicoutimi Drive Nw

Subdivision Charleswood

City Calgary
County Calgary
Province Alberta
Postal Code T2L 0V7

Amenities

Amenities Visitor Parking

Parking Spaces 3

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear,

Oversized, Side By Side

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters,

Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking

Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop,

Microwave, Refrigerator, Washer/Dryer

Heating Central, Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Family Room, Gas, Mantle, Recreation Room, Stone, Wood Burning

Stove

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Courtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,

Lawn, Rectangular Lot, Street Lighting, Yard Lights

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 8

Zoning R-CG

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.