



2339 Chicoutimi Drive Calgary Alberta

\$749,900

Welcome to this delightful 1100 sq ft bungalow, nestled on a beautiful lot in the highly sought-after community of Charleswood. This charming home offers the perfect blend of comfort, style, and location, making it an ideal choice for families, professionals, or anyone looking to enjoy the best of suburban living. As you approach, you'll be captivated by the picturesque street and the home's inviting curb appeal. Step inside to discover a warm and welcoming interior, featuring a spacious living room with large new vinyl windows that bathe the space in natural light. The living area seamlessly flows into the dining room, creating an open and airy atmosphere perfect for both everyday living and entertaining. Three generously sized bedrooms compliment this main floor, and still boasts the original hardwood. The kitchen is situated conveniently, with views of the backyard and sits adjacent to a cozy breakfast nook. The home has a separate entrance that leads you down to the lower level of the home provides additional living space, perfect for a family room, home office, or recreational area. A second bathroom and ample storage complete this level, adding to the home's functionality and appeal. Outside, the property truly shines. The expansive lot, complete with an oversized double garage, offers a beautifully landscaped yard, perfect for gardening, outdoor activities, or simply relaxing in the sunshine. The quiet, tree-lined street, just steps away from greenspace, enhances the sense of tranquility and community that Charleswood is known for. Situated in a prime location, this bungalow is just moments away from excellent schools, parks, shopping, and dining options. With easy access to major transportation routes, commuting to other parts of the city is a breeze. Only a 15-minute walk to LRT and University! Don't miss the opportunity to own this charming bungalow in one ...

Living room 13.50 Ft x 22.83 Ft

Living room 10.08 Ft x 15.92 Ft

Bedroom 10.00 Ft x 13.67 Ft

3pc Bathroom 5.92 Ft x 5.33 Ft

Foyer 4.83 Ft x 8.67 Ft

Living room 15.58 Ft x 16.33 Ft

Dining room 9.42 Ft x 9.58 Ft

Kitchen 14.17 Ft x 9.25 Ft

Dining room 7.83 Ft x 8.75 Ft

Bedroom 10.58 Ft x 8.42 Ft

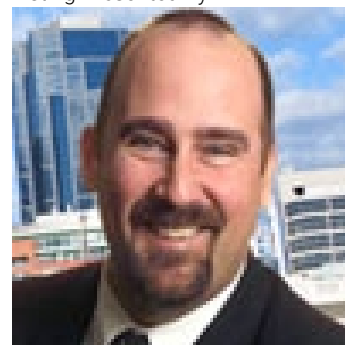
3pc Bathroom 9.00 Ft x 6.92 Ft

Primary Bedroom 14.25 Ft x 17.58 Ft

Bedroom 10.50 Ft x 10.75 Ft

Other 6.67 Ft x 6.42 Ft

Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

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