



## 2647 Charlebois Drive Calgary Alberta

\$749,000

Location, location, location! Home situated on one of the best streets in Charleswood. Close proximity to the U of C, the Brentwood Plaza, and the C-train station. This current investment property features three bedroom on the main floor, a 4-piece upgraded bathroom, a large family room and a full kitchen. Basement remodelled in 2008 w/ full kitchen (illegal suite), a livingroom, and 2 large bedrooms with their own ensuites. The main floor's kitchen and bathroom are tastefully upgraded. Prior owner updated plumbing and electrical in 2008 plus new shingles/facia/eaves in 2011. In addition, a new sewage line done in 2008. The backyard is landscaped with stone fire pit. A total of 5 parking spots including a detached double garage and three stalls. Home can be rented in a number of different ways. MAIN FLOOR IS RENTED FOR \$2000/month. ONE BEDROOM IN THE BASEMENT IS RENTED FOR \$850/month. SECOND BEDROOM IN THE BASEMENT IS CURRENTLY VACANT (previously rented for \$850/month). Utilities included. All rental agreements until Aug 31st, 2026. (id:6769)

Family room 11.67 Ft x 8.50 Ft

Kitchen 13.75 Ft x 10.08 Ft

Dining room 10.42 Ft x 9.42 Ft

Primary Bedroom 14.17 Ft x 9.25 Ft

Primary Bedroom 14.83 Ft x 10.00 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Living room 14.67 Ft x 12.92 Ft

Dining room 11.00 Ft x 8.00 Ft

Kitchen 13.75 Ft x 10.08 Ft

Primary Bedroom 12.17 Ft x 10.67 Ft

Bedroom 12.17 Ft x 9.17 Ft

Bedroom 10.67 Ft x 8.08 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)