



3403 23 Street Calgary Alberta

\$999,999

Nestled on a quiet, tree-lined street in the highly sought-after community of Charleswood, this charming raised bungalow combines timeless appeal with thoughtful upgrades. Rated as one of Calgary's best communities for families, Charleswood offers top-rated schools, abundant green spaces and exceptional community amenities. Situated on an RC-G zoned corner lot, with a triple heated tandem attached garage wired with 220V, this beautifully maintained home features over 2,000 sq ft of living space, thoughtfully designed for comfort, style, and functionality. The main floor welcomes you with an open-concept living area bathed in natural light from large windows. Refinished 1 3/4 -inch red oak floors (2023), custom built-in cabinetry, and a cozy wood-burning fireplace create a perfect space for family gatherings or entertaining. The new kitchen (2023) is a chef's dream with stainless steel appliances, custom cabinetry, granite countertops, and a rare oversized walk-in pantry—ideal for busy families. Off the main living area, you'll find 3 bright bedrooms with blackout Hunter Douglas blinds and a beautifully updated full bath. The lower-level retreat designed with family living in mind, offers a spacious family room with a second wood-burning fireplace and custom built-ins, perfect for movie nights or a kids' play area, along with a fourth bedroom and a fully renovated 3-piece bath. Enjoy direct access to the heated triple tandem garage, complete with work and storage spaces for seasonal items and toys. Step through the French doors off the main floor living space into your private outdoor sanctuary. Surrounded by mahogany fencing and cedar decking (refinished 2024), this space is designed for relaxation and play. Host summer gatherings with the built-in DCS gas BBQ and unwind in your private hot tub and outdoor area surrounded by mature trees. The yard also features a ...

Family room 16.92 M x 15.92 M

Bedroom 13.08 M x 11.58 M

3pc Bathroom 7.33 M x 7.17 M

Laundry room 12.25 M x 7.67 M

Living room 16.67 M x 13.92 M

Kitchen 16.17 M x 12.33 M

Dining room 10.42 M x 8.92 M

Primary Bedroom 14.08 M x 11.42 M

Bedroom 12.42 M x 9.92 M

Bedroom 11.33 M x 10.67 M

4pc Bathroom 14.08 M x 4.92 M

Listing Presented By:



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