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

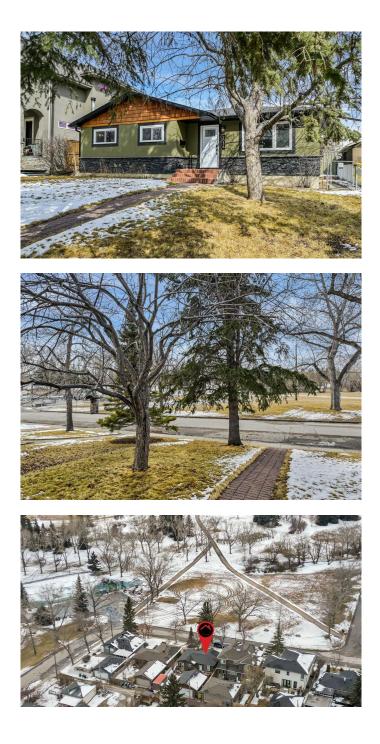
MLS® #A2208376

#### \$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        |
| Туре           | 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  |
| late al e a    |  |

#### Interior

| Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counter | Interior Features | Breakfast Bar, | Built-in Features | s, Closet Organizers, | Granite Counter |
|--|-------------------|----------------|-------------------|-----------------------|-----------------|
|--|-------------------|----------------|-------------------|-----------------------|-----------------|

| AppliancesBuilt-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop,<br>Microwave, Refrigerator, Washer/DryerHeatingCentral, Forced Air, Natural GasCoolingNoneFireplaceYes# of Fireplaces2FireplacesFamily Room, Gas, Mantle, Recreation Room, Stone, Wood Burning<br>StoveHas BasementYesBasementFull, UnfinishedExteriorFull, UnfinishedExterior FeaturesCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters<br>Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle |                   | Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking<br>Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
|---|-------------------|--|
| CoolingNoneFireplaceYes# of Fireplaces2FireplacesFamily Room, Gas, Mantle, Recreation Room, Stone, Wood Burning<br>StoveHas BasementYesBasementFull, UnfinishedExteriorCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters<br>Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle  | Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop,   |
| FireplaceYes# of Fireplaces2FireplacesFamily Room, Gas, Mantle, Recreation Room, Stone, Wood Burning<br>StoveHas BasementYesBasementFull, UnfinishedExteriorExterior FeaturesCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters<br>Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle  | Heating           | Central, Forced Air, Natural Gas   |
| # of Fireplaces2FireplacesFamily Room, Gas, Mantle, Recreation Room, Stone, Wood Burning<br>StoveHas BasementYesBasementFull, UnfinishedExteriorExterior FeaturesCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain GuttersLot DescriptionBack Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle   | Cooling           | None   |
| FireplacesFamily Room, Gas, Mantle, Recreation Room, Stone, Wood Burning<br>StoveHas BasementYesBasementFull, UnfinishedExteriorCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters<br>Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle   | Fireplace         | Yes  |
| StoveHas BasementYesBasementFull, UnfinishedExteriorExterior FeaturesCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain GuttersLot DescriptionBack Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle  | # of Fireplaces   | 2  |
| BasementFull, UnfinishedExteriorCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters<br>Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle   | Fireplaces        |  |
| ExteriorExterior FeaturesCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain GuttersLot DescriptionBack Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle   | Has Basement      | Yes  |
| Exterior FeaturesCourtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain GuttersLot DescriptionBack Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle   | Basement          | Full, Unfinished   |
| Lot DescriptionBack Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,<br>Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle   | Exterior          |  |
| Lawn, Rectangular Lot, Street Lighting, Yard LightsRoofAsphalt Shingle  | Exterior Features | Courtyard, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters  |
|   | Lot Description   |  |
|   | Roof              | Asphalt Shingle  |
| Construction Stone, Stucco, Wood Frame  | Construction      | Stone, Stucco, Wood Frame  |

Foundation Poured Concrete

# **Additional Information**

| Date Listed    | April 3rd, 2025 |
|----------------|-----------------|
| Days on Market | 18              |
| Zoning         | R-CG            |
| HOA Fees Freq. | ANN             |

## **Listing Details**

Listing Office Jayman Realty Inc.

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