# \$1,050,000 - 4719 Charleswood Drive Nw, Calgary

MLS® #A2239000

## \$1,050,000

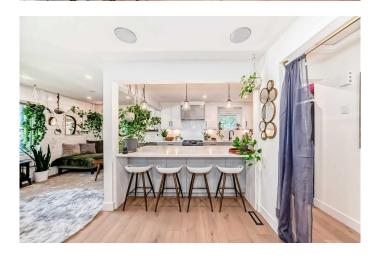
5 Bedroom, 3.00 Bathroom, 1,205 sqft Residential on 0.14 Acres

Charleswood, Calgary, Alberta

A rare offering in the heart of Charleswood, this exquisitely reimagined luxury bungalow blends mid-century charm with modern design. Built in 1962 and taken to the studs in 2023, every detail has been thoughtfully curatedâ€"new plumbing, electrical, triple-pane windows, stucco, roof, soffits, insulation, high-end appliances, and sleek contemporary finishesâ€"creating a home that feels both brand new and deeply rooted in the neighbourhood's established beauty. Set on a peaceful, tree-lined street, the home enjoys a truly idyllic setting. From the east-facing front porch, framed by the blossoms of a pink plum tree, you can watch deer graze in nearby Nose Hill Park. Just four houses from the park entrance, you're steps from miles of walking and biking paths, off-leash areas, and open green space. The location is idealâ€"close to top schools, playgrounds, Market Mall, the UofC, and only 15 minutes to downtownâ€"with a bike path out front and a paved double-wide alley behind. Situated on a double lot, the south and west-facing backyard has been transformed into a terraced sanctuary. A brick patio, built-in fire pit, and gas BBQ hookup are surrounded by mature treesâ€"flowering apple and plum, mountain ash, box elder, lilacs, and spruceâ€"creating beauty and privacy for entertaining or quiet evenings under the stars. Inside, the home is bright, quiet, and filled with light. The open-concept kitchen and living area are effortlessly elegant, featuring a massive







quartz waterfall island, sleek appliances, and a gas range for the home chef. Timeless design elementsâ€"custom slat feature walls, designer lighting, penny tile accentsâ€"add texture and style. Functional details include a spacious mudroom with built-in bench, shoe storage, and full closet, a welcoming front entry, a smart Nest thermostat, large hot water tank, and 2023 furnace for year-round efficiency. The lower level, with separate side entrance, offers a versatile family room with built-ins, integrated speakers, a cozy fireplace, space for a home gym, and a stylish wet bar with cabinetry, sink, and bar fridge. Laundry hookups, power, and venting are already in place, offering future suite potential (pending city approval) or expanded functionality. The home features five well-proportioned bedrooms, each with large windows and ample closets. One is currently styled as a home office. Three full bathrooms include a rare full ensuite in the primary retreat, complete with spa-like touches: rain and steam shower, heated floors, and built-in storage. The crown jewel? A sundrenched, four-season sunroom/studio above the garage. Surrounded by treetops with 360° panoramic viewsâ€"including winter mountain glimpsesâ€"it's an inspiring space for an office, art or fitness studio, or guest retreat. With electric baseboard heating, gas and electricity already in place, and a 240V plug in the garage ready for your EV, it's ready for your vision. Elegant, modern, and immersed in natureâ€"this is more than a home. It's a lifestyle.

#### Built in 1962

#### **Essential Information**

MLS® # A2239000

Price \$1,050,000

Bedrooms 5

Bathrooms 3.00 Full Baths 3

Square Footage 1,205 Acres 0.14

Year Built 1962

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 4719 Charleswood Drive Nw

Subdivision Charleswood

City Calgary
County Calgary
Province Alberta
Postal Code T2L 2E6

## **Amenities**

Parking Spaces 1

Parking 220 Volt Wiring, Alley Access, Asphalt, On Street, Oversized, Paved,

Single Garage Detached

# of Garages 1

#### Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Low

Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl

Windows, Wet Bar, Wired for Sound

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave,

Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Basement, Blower Fan, Insert

Has Basement Yes

Basement Exterior Entry, Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Fire Pit, Garden, Private Yard, Barbecue

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s),

Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance

Landscape, Native Plants, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 12th, 2025

Days on Market 10

Zoning R-CG

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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