

# \$749,900 - 4315 Charleswood Drive Nw, Calgary

MLS® #A2241993

**\$749,900**

7 Bedroom, 3.00 Bathroom, 1,661 sqft  
Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to this fantastic property in the mature and well-recognized community of Charleswood! This attentively maintained home has so much to offer – perfect for investors or for making it your own. The main floor features three bedrooms and a five-piece bathroom. The kitchen boasts abundant counter space and classic, well-cared-for cabinetry. Enjoy dinner in the spacious nook area, then relax in the comfortable living room with a gas fireplace and views of a beautiful park and greenspace. Completing the main floor is a newer addition with 3-piece bathroom, skylights and fireplace. The lower level offers three additional bedrooms, a common area, and another three-piece bathroom. Situated directly across from a park and playground, this home is ideal for families. It's also within walking distance to the University of Calgary and only a 10-minute drive to downtown. This one is a must-see – book your showing today!

Built in 1962

## Essential Information

MLS® #	A2241993
Price	\$749,900
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,661



Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4315 Charleswood Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2E3

### **Amenities**

Parking Spaces	6
Parking	Off Street, Parking Pad, Attached Carport

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Storage, Vinyl Windows, Wood Windows, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt, Shingle, Flat
Construction	Concrete, Stucco, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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