

# \$889,000 - 2539 Chicoutimi Drive Nw, Calgary

MLS® #A2266632

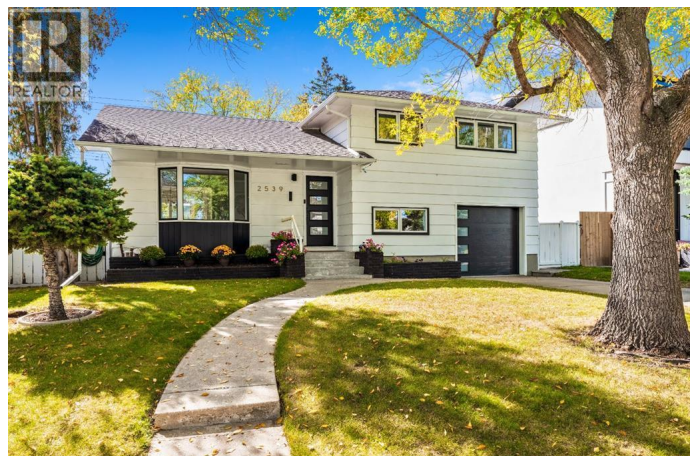
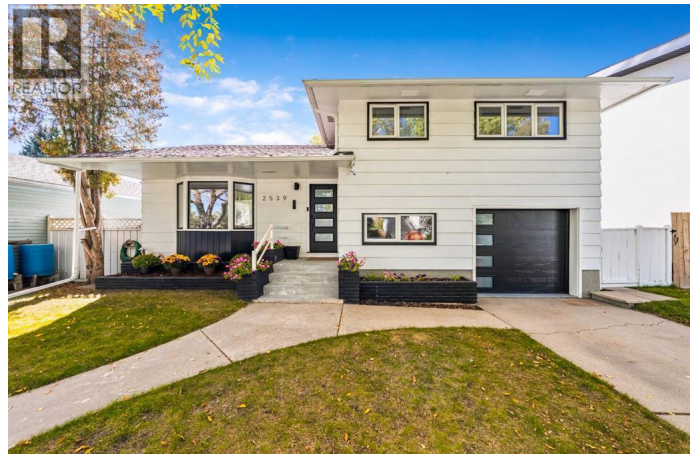
**\$889,000**

4 Bedroom, 2.00 Bathroom, 1,173 sqft

Single Family on 0.12 Acres

Charleswood, Calgary, Alberta

PEACE OF MIND UPDATE! Sellers are replacing the original Sewer Lines on Nov 12, 2025. Open House: Sat, Oct 25, 2-4 pm | Charleswood Charm with Stylish Updates! | Nestled on a peaceful, tree-lined street right in the heart of Charleswood, this beautifully updated four-level split is the perfect mix of charming character, modern convenience, and a welcoming, family-friendly community. With over 1,950 square feet of thoughtfully developed space, this home has been lovingly upgraded over the years to be both warm and stylish, and mechanically efficient. Step inside and you'll be greeted by gorgeous hardwood floors, rustic shiplap ceilings and wood panelled walls, and a bright, open-plan living space that feels inviting and effortlessly livable. The sleek designer kitchen is a dream for busy family life, with two-tone modern cabinetry, quartz countertops, stainless steel appliances, and plenty of counter space. The adjacent dining and living areas are both spacious and flexible, filled with natural light that creates a cheerful and homey vibe. Upstairs, you'll find three comfortable bedrooms and a beautifully updated family bathroom. The lower level has a versatile fourth bedroom (or home office) along with an updated three-piece bathroom and fabulous dual purpose laundry-mudroom that keeps everything organized and the mess at bay. Check out the cozy family room in the lower level, with a stylish electric fireplace complimented by a wooden slat wall, and additional flexible space



thatâ€™s perfect as a play space or exercise area. Out back, the south facing backyard feels like your own private oasisâ€”complete with mature, fruit-bearing trees, lush landscaping, and enough space for outdoor fun and entertaining. The home also features a heated double detached garage in addition to the single attached garage, giving you plenty of parking and storage options. Located in one of Calgaryâ€™s most desirable NW neighbourhoods, youâ€™re just minutes from the University, K-9 schools, parks, pathways, and all the amenities you could need. Donâ€™t miss your chance to own this beautifully updated charmer in ever-popular Charleswood! (id:6289)

Built in 1960

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2266632      |
| Price          | \$889,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 1,173         |
| Acres          | 0.12          |
| Year Built     | 1960          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 4 Level       |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2539 Chicoutimi Drive Nw |
| Subdivision | Charleswood              |
| City        | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2L0W4                   |

**Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Park, Playground, Schools, Shopping |
|-----------|-------------------------------------|

|                |                                   |
|----------------|-----------------------------------|
| Features       | Back lane, No Smoking Home, Level |
| Parking Spaces | 5                                 |
| Parking        | Attached Garage, Detached Garage  |
| # of Garages   | 3                                 |

### Interior

|                 |                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener |
| Heating         | Natural gas Forced air, In Floor Heating                                                                                           |
| Cooling         | None                                                                                                                               |
| Fireplace       | Yes                                                                                                                                |
| # of Fireplaces | 1                                                                                                                                  |
| Has Basement    | Yes                                                                                                                                |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Landscaped, Lawn |
| Construction      | Wood frame       |
| Foundation        | Poured Concrete  |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|



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Listing information last updated on October 26th, 2025 at 2:46pm PDT