



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4824 Claret Street NW
Calgary, Alberta

MLS # A2313861



\$1,186,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1962 (64 yrs old)
Beds:	7	Baths:	4
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

RARE BRAND NEW CARRIAGE HOUSE +TRIPLE GARAGEWelcome to 4824 Claret Street NW, a rare offering in the established community of Charleswood! This fully renovated bungalow pairs timeless curb appeal with a complete, modern style and the added benefit of a new constructed CARRIAGE HOUSE on top of the TRIPLE CAR GARAGE. The main home showcases a classic brick exterior with a charming front archway, while inside, nearly every element has been updated. The bright, open main floor features gleaming laminated flooring, new triple-glazed windows, updated lighting with all electrical outlets/switches, fresh paint, and new interior doors throughout. The kitchen is both stylish and functional, granite/quartz countertops with cooktop element, a stone/tile backsplash, and modern appliances, seamlessly connecting to the living and dining areas. This bungalow offers a total of FIVE bedrooms, with three on the main level and two additional bedrooms with egress windows in the newly developed basement. The home includes three fully renovated bathrooms, designed with clean, contemporary finishes. The lower level, new LVP/carpet flooring, expands your living space with a large family room with lots of potlights, and added flexibility for growing families or multi-generational living. Significant mechanical upgrades provide long-term confidence and comfort, including TWO new furnaces, a new hot water tank, and central AC. The attic has been remediated to be asbestos-free and reinsulated to current code standards. New PVC sewer, water, gas lines and underground power line--adding efficiency and peace of mind. The backyard is where this property truly sets itself apart. A newly built, legal and registered secondary suite finished with durable Hardie Board siding, sits above a brand new triple detached garage, offering ~800 sqft of

additional living space! The LEGAL suite features its own open-concept kitchen, large waterfall island with breakfast bar, bright living and dining area with abundant lighting, granite countertops & backsplash , two bedrooms, and a full 4-piece bathroom , triple-glazed window . A separate 100-amp electrical panel in the garage supports EV charging, adding future-ready functionality. Outdoor living is equally impressive, with a SOUTHWEST-facing composite deck, RV parking, and a fully fenced yard, All infrastructure for the suite is newly installed, including dedicated sewer, water, gas, and power lines, along with its own furnace system. Located in northwest Calgary, Charleswood is known for its mature tree-lined streets, proximity to Nose Hill Park, multiple green spaces and parks in the vicinity, the University of Calgary, and convenient access to major routes (John Laurie Blvd, Capri Avenue, Charleswood Drive), shopping, and schools. This is a unique opportunity to own a turn-key renovated home with a high-quality legal suite, offering flexibility for extended family, rental income, or long-term investment potential,.Book a showing TODAY!