



**4315 Charleswood Drive NW
Calgary, Alberta**

MLS # A2322109



\$775,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,644 sq.ft.	Age:	1962 (64 yrs old)
Beds:	7	Baths:	3
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity		

Inclusions: Bachelor Suite: Stove, Fridge, Washer, Dryer, Attached Window Coverings / Basement: Fridge, Stove, Washer, Dryer, Attached Window Coverings

INCREDIBLE INVESTMENT OPPORTUNITY IN CHARLESWOOD, located directly across from GREEN SPACE! This unique property offers 3 RENTABLE UNITS (including an illegal basement suite and an illegal self-contained addition) and is perfect for investors seeking strong rental income, homeowners looking to offset their mortgage, or multi-generational families requiring flexible living arrangements. The bright 3-bedroom main floor features oversized windows overlooking the green space across the street, and a spacious living room anchored by a gas fireplace and built-in cabinetry. The updated kitchen offers generous prep space, ample cabinetry, a convenient pass-through serving window to the dining room, and a window above the sink to fill the space with natural light. A 5-pc bathroom with a washer and dryer completes this space. Totally unique, the main floor also features a self-contained addition with its own separate entrance and private deck, featuring tall ceilings, multiple skylights, a ceiling fan, a kitchenette, a gas fireplace, a 3-piece bathroom, and a washer/dryer combo. On the lower level, the illegal 3-bedroom basement suite is accessed through its own separate side entrance and features a spacious living area currently used as an office/den, a 3-pc bathroom, and a laundry room. One of the basement bedrooms benefits from a larger, newer window, enhancing both natural light and comfort. Outside, the sunny West-facing backyard offers excellent space for outdoor living, relaxing, entertaining, or gardening. Parking is rarely a concern, thanks to the covered carport and additional off-street parking that accommodates up to 5 vehicles, as well as plenty of street parking. Recent improvements to the property include newer main floor windows, 2 brand new bay windows, and a new torch-on roof with additional spray-foam insulation, backed by a 15-year

warranty. This property boasts an incredible, rentable location. A large green space, playground, and park sit directly across the street, while an off-leash dog park is just behind the property. Living in Charleswood means enjoying easy access to many of Calgary's most important amenities and institutions. The University of Calgary, SAIT, Foothills Medical Centre, Alberta Children's Hospital, and the new Cancer Centre are all nearby. Shopping and dining options abound with Brentwood Shopping Centre, Market Mall, Northland Mall, and the University District just minutes away. Brentwood LRT Station provides convenient transit access, while nearby schools, parks, pathways, and recreational amenities make this an outstanding location for families, students, professionals, and tenants alike. ***VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING INVESTMENT BROCHURE AND FLOORPLANS!***