



GRASSROOTS
REALTY GROUP

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179 Capri Avenue NW
Calgary, Alberta

MLS # A2335402



\$1,349,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,519 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: None

Exceptional craftsmanship and timeless design define this extensively renovated bungalow, rebuilt down to the studs and perfectly positioned on a beautiful tree-lined street in the highly sought-after community of Charleswood, directly across from a green space. Situated on a generous 5,700 sq. ft. south-facing lot, this exceptional home offers over 3,000 sq. ft. of beautifully finished living space where sophisticated design meets everyday comfort. Bathed in natural light, the open-concept main floor showcases engineered hardwood flooring, custom built-ins, designer lighting, integrated speakers, and a stunning chef's kitchen featuring a large island, two-tone quartz countertops, premium stainless steel appliances, and a custom wine display. The luxurious primary retreat offers a spacious walk-in closet and a spa-inspired ensuite with heated floors, dual vanities, a freestanding soaker tub, and an oversized glass shower, while a second bedroom, elegant living and family rooms anchored by a gas fireplace, and a thoughtfully designed mudroom complete the main level. The professionally finished lower level adds two generous bedrooms, a stylish wet bar, spacious recreation room, full bathroom, dedicated laundry room, and exceptional storage. Outside, the private south-facing backyard is designed for effortless entertaining with a covered patio, beautiful stone landscaping, and an oversized double detached garage. Extensively updated with premium windows, a high-efficiency furnace, newer hot water tank, and impeccable finishes throughout, this turnkey residence offers a rare opportunity to own a truly exceptional home in one of Calgary's most coveted communities, celebrated for its mature canopy of trees, outstanding schools, parks, pathways, proximity to the University of Calgary and Foothills Medical Centre, and convenient access to

downtown.