

# \$879,000 - 2539 Chicoutimi Drive Nw, Calgary

MLS® #A2261509

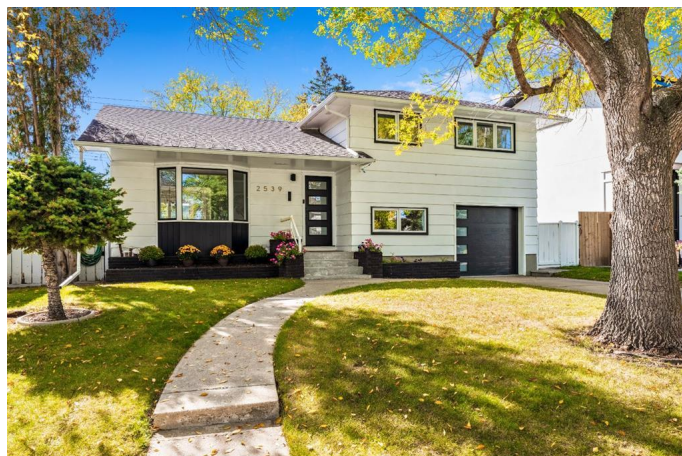
**\$879,000**

4 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.12 Acres

Charleswood, Calgary, Alberta

**\*\*OPEN HOUSE Saturday October 4 from 1-3 PM\*\*** Charleswood Charmer with 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 that'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!

Built in 1960

**Essential Information**

MLS® #	A2261509
Price	\$879,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.12
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	2539 Chicoutimi Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0W4

**Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Single Garage Attached
# of Garages	3

## Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.