

2547 Chicoutimi Drive NW
Calgary, Alberta

MLS # A2341096



\$849,900

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,169 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Open Floorplan, Vinyl Windows		

Inclusions: Chest freezer in mechanical room

Welcome home to this beautifully updated 4-level split, offering an impressive combination of space, style and functionality. With 5 bedrooms and 2 full bathrooms, this thoughtfully maintained home provides plenty of room for families, guests and flexible living. The upgraded kitchen is a standout, featuring a Wolf gas cooktop (2020), newer appliances and plenty of workspace, all opening to the bright and inviting main floor. The spacious living and dining areas create a comfortable setting for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms along with a tastefully updated full bathroom. The third level is a standout feature, offering an additional 603 sq. ft. of highly usable living space and sitting just 8 inches below grade, giving it a bright, near-grade feel. This level features two additional bedrooms, another beautifully updated full bathroom and a large mudroom off the walkout, providing convenient access to the backyard and oversized single detached garage. For anyone who loves storage, this home is a storage wizard's dream! There is an incredible amount of additional storage above the garage, complete with a convenient pulley system for easily moving items up and down. The garage itself has also been upgraded with R12 insulation and durable plywood interior walls, adding even more functionality to this impressive space. The lower level adds even more usable space with a cozy family room, laundry, mechanical area and additional storage. A new hot water tank was installed in 2024. Important exterior upgrades add to the comfort and efficiency of the home, including new windows in 2012 and Hardie Board siding with upgraded exterior insulation bringing the walls to approximately R20. Outside, the beautifully maintained yard is ready to enjoy. A large deck, established flower gardens and thriving

vegetable gardens create a wonderful outdoor space for relaxing, entertaining or enjoying the warmer months. RV parking adds another highly desirable feature and even more flexibility for homeowners. With its extensive updates, flexible 5-bedroom layout, additional 603 sq. ft. of near-grade living space, exceptional storage, energy-efficiency improvements, RV parking and fantastic indoor and outdoor living spaces, this is a home that is truly move-in ready and shows beautifully.