

# \$889,000 - 2539 Chicoutimi Drive Nw, Calgary

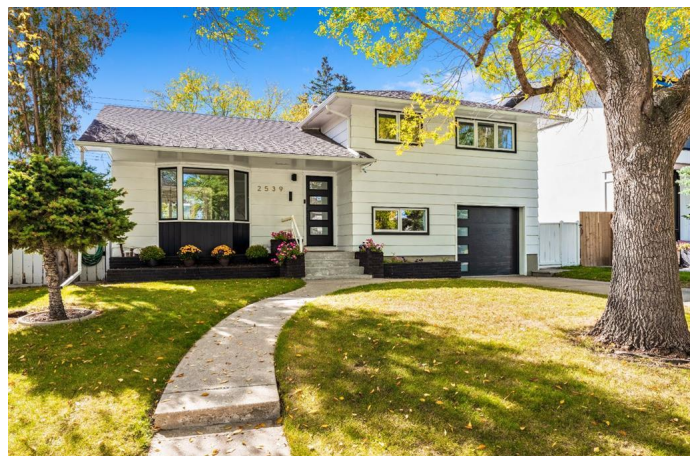
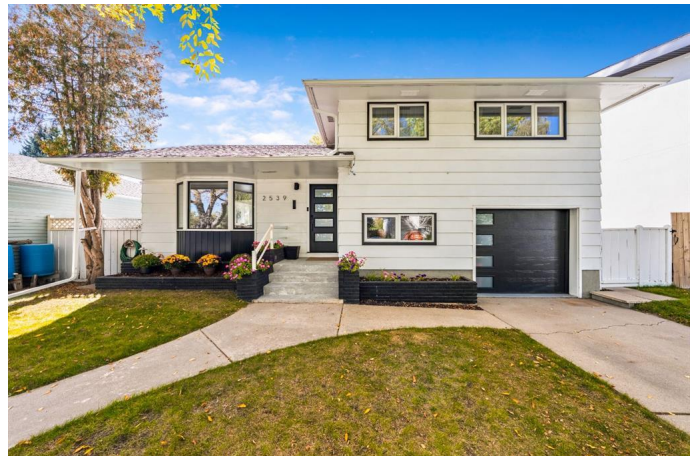
MLS® #A2266632

**\$889,000**

4 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0.12 Acres

Charleswood, Calgary, Alberta

PEACE OF MIND UPDATE! Sellers are replacing the original Sewer Lines on Nov 12, 2025. Open House: Sat, Oct 25, 2-4 pm | Charleswood Charm with Stylish 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 oasis 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 Calgary's most desirable NW neighbourhoods, you're just minutes from the University, K-9 schools, parks, pathways, and all the amenities you could need. Don't miss your chance to own this beautifully updated charmer in ever-popular Charleswood!

Built in 1960

### Essential Information

MLS® #	A2266632
Price	\$889,000
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	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	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 24th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Charles
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