



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3604 CHIPPENDALE Drive, Calgary T2L 0W8**

MLS®#: **A2174081**

Area: **Charleswood**

Listing Date: **10/23/24**

List Price: **\$1,499,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1961**

Lot Information

Lot Sz Ar: **6,157 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,893**  
Low Sqft:  
Ttl Sqft: **1,893**

DOM

**28**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.5 (3 1)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Dog Run,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer**  
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 7`1"
5pc Ensuite bath	Main	12`0" x 12`8"
Bedroom - Primary	Main	14`8" x 17`6"
Kitchen	Main	11`2" x 13`5"
Living Room	Main	20`4" x 13`11"
4pc Bathroom	Basement	10`3" x 5`0"
Bedroom	Basement	10`3" x 13`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	12`2" x 5`0"
Bedroom	Main	12`3" x 13`10"
Dining Room	Main	10`8" x 9`0"
Laundry	Main	9`1" x 16`0"
Walk-In Closet	Main	6`0" x 17`6"
Bedroom	Basement	10`4" x 9`3"
Office	Basement	8`9" x 7`4"

Exercise Room  
Furnace/Utility Room

Basement  
Basement

10`8" x 8`10"  
11`1" x 6`8"

Game Room

Basement

20`1" x 19`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**873HW**

Remarks

Pub Rmks:

**Welcome to the ultimate in luxury living, where every detail has been thoughtfully designed to blend modern sophistication with timeless elegance! This FULLY RENOVATED 1860+ sq ft BUNGALOW in gorgeous CHARLESWOOD is ready for your family to call home today! Step into a spacious foyer, illuminated by stylish lighting and framed by oversized doors that open into vaulted ceilings and expansive, open-concept living spaces. At the front of the home, you'll find the grand primary suite, featuring oversized windows, a vaulted ceiling, and stunning accent lighting. Indulge in a hotel-inspired experience with a custom-built martini or coffee bar, complete with plenty of storage. The generous walk-in closet is designed for the fashion lover, offering boutique-style organization for your entire wardrobe. Unwind in the spa-like ensuite, boasting an opulent soaker tub, luxe lighting, a double vanity with exquisite stone countertops, a wall-hung toilet, and a spacious rain shower. The main living area invites you in with curated spaces that are perfect for relaxing or entertaining. A FLOOR-TO-CEILING BACKLIT ONYX FIREPLACE serves as a dramatic focal point, accompanied by a chic lounge-style wine display and a dining room that's ready for your next gathering. The real star is the modern kitchen, anchored by a massive island with a TITANIUM GRANITE WATERFALL FEATURE. Full-height custom cabinetry in a mix of light wood and luxe black, paired with sleek hardware and ample storage, creates the perfect balance of form and function. High-end details include a panel-ready fridge and freezer, a built-in dishwasher, a chef-worthy gas range, and a stunning built-in hood fan. Down the hall, tucked away for privacy, is the second bedroom, complete with its own four-piece ensuite and a spacious closet. Even the half bath exudes luxury, with pendant lighting, an oversized stone vanity, a designer sink and faucet, a wall-hung toilet, and spa-style towel storage. The oversized laundry/mudroom is an unexpected delight, with soaring ceilings, large windows, and tons of workspace. This space leads directly to the HEATED TRIPLE GARAGE, equipped with wiring for an electric vehicle charger. The lower level is a family retreat, offering a huge media room, cozy lounge area, built-in bar with a wine fridge, and a glass-fronted office and exercise room. Two additional bedrooms, a four-piece bath, and extra storage complete this level. In total, this breathtaking bungalow offers 3,144 square feet of luxurious living space in the heart of Charleswood, located on a quiet street just steps from parks, schools, and within easy reach of shopping, restaurants, hospitals, the University of Calgary, public transit, and major roadways. This community is ranked as one of Calgary's top neighbourhoods for families! Book your private viewing today to see this stunning property with your own eyes!**

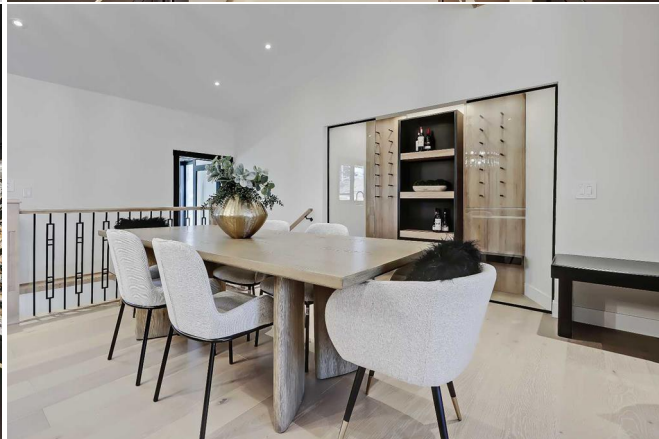
Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

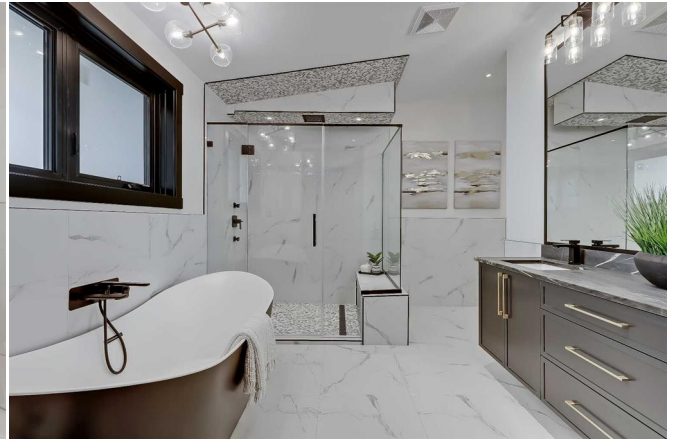
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























UNIVERSITY OF CALGARY

NOSE HILL PARK

TRIWOOD BASEBALL DIAMOND

3604 CHIPPENDALE DR NW

