



THE
A-TEAM

**RE/MAX
FIRST**

3403 23 Street, Calgary T2L0T8

MLS®#: **A2185496**

Area: **Charleswood**

Listing Date: **01/09/25**

List Price: **\$999,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Finished Floor Area

Abv Sqft: **1,380**
Low Sqft:
Ttl Sqft: **1,380**

Lot Information

Lot Sz Ar: **6,146 sqft**
Lot Shape:

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Treed**
Park Feat: **220 Volt Wiring,Aggregate,Heated Garage,Side By Side,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Basketball Court,BBQ gas line,Built-in Barbecue,Lighting,Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Freezer,Garage Control(s),Garburator,Microwave,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,French Door,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	54`8" x 45`8"
Dining Room	Main	34`2" x 29`3"
Bedroom	Main	40`9" x 32`7"
4pc Bathroom	Main	46`2" x 16`2"
Bedroom	Lower	42`11" x 38`0"
Laundry	Lower	40`2" x 25`2"

Room	Level	Dimensions
Kitchen	Main	53`1" x 40`5"
Bedroom - Primary	Main	46`2" x 37`6"
Bedroom	Main	37`2" x 35`0"
Family Room	Lower	55`6" x 52`3"
3pc Bathroom	Lower	24`1" x 23`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6108HV

Zoning:
R-CG

Remarks

Pub Rmks:

Nestled on a quiet, tree-lined street in the highly sought-after community of Charleswood, this charming raised bungalow combines timeless appeal with thoughtful upgrades. Rated as one of Calgary's best communities for families, Charleswood offers top-rated schools, abundant green spaces and exceptional community amenities. Situated on an RC-G zoned corner lot, with a triple heated tandem attached garage wired with 220V, this beautifully maintained home features over 2,000 sq ft of living space, thoughtfully designed for comfort, style, and functionality. The main floor welcomes you with an open-concept living area bathed in natural light from large windows. Refinished 1¾-inch red oak floors (2023), custom built-in cabinetry, and a cozy wood-burning fireplace create a perfect space for family gatherings or entertaining. The new kitchen (2023) is a chef's dream with stainless steel appliances, custom cabinetry, granite countertops, and a rare oversized walk-in pantry—ideal for busy families. Off the main living area, you'll find 3 bright bedrooms with blackout Hunter Douglas blinds and a beautifully updated full bath. The lower-level retreat designed with family living in mind, offers a spacious family room with a second wood-burning fireplace and custom built-ins, perfect for movie nights or a kids' play area, along with a fourth bedroom and a fully renovated 3-piece bath. Enjoy direct access to the heated triple tandem garage, complete with work and storage spaces for seasonal items and toys. Step through the French doors off the main floor living space into your private outdoor sanctuary. Surrounded by mahogany fencing and cedar decking (refinished 2024), this space is designed for relaxation and play. Host summer gatherings with the built-in DCS gas BBQ and unwind in your private hot tub and outdoor area surrounded by mature trees. The yard also features a full-sized sport court with lighting for nighttime use and ample green space with a fire pit—a dream for active families. Professional landscaping with stonework, exposed aggregate concrete, outdoor lighting and mature trees enhances charm and curb appeal. Additional features include high-efficiency doors, LUX windows, siding and shingles (2012), solid wood doors, central A/C and heating, LED lighting, a new electrical panel (2010), and an ATD security system. Families will appreciate nearby top-rated schools, including Banff Trail (French), Capitol Hill, Senator Patrick Burns (Jr. High), and William Aberhart (High School). Enjoy easy access to Confederation Park, Canmore Park's pump track & splash park and the Triwood Community Centre. With proximity to the U of C, SAIT, hospitals, and the C-Train, commuting is convenient. This home is more than just a property—it's a lifestyle. Don't miss this opportunity to live in one of Calgary's most family-friendly communities. Call today to book your private showing and take the first step toward making this dream home yours.

Inclusions:
Property Listed By:

Hot Tub
Sotheby's International Realty Canada

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