

\$770,000 - 2647 Charlebois Drive Nw, Calgary

MLS® #A2270960

\$770,000

5 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

Charleswood, Calgary, Alberta

Location, location, location! Home situated on one of the best streets in Charleswood. Close proximity to the U of C, the Brentwood Plaza, and the C-train station. This current investment property features three bedroom on the main floor, a 4-piece upgraded bathroom, a large family room and a full kitchen. Basement remodelled in 2008 w/ full kitchen (illegal suite), a living room, and 2 large bedrooms with their own ensuites. The main floor's kitchen and bathroom are tastefully upgraded. Prior owner updated plumbing and electrical in 2008 plus new shingles/facia/eaves in 2011. In addition, a new sewage line done in 2008. The backyard is landscaped with stone fire pit. A total of 5 parking spots including a detached double garage and three stalls. Home can be rented in a number of different ways. MAIN FLOOR IS RENTED FOR \$2000/month. ONE BEDROOM IN THE BASEMENT IS RENTED FOR \$850/month. SECOND BEDROOM IN THE BASEMENT IS CURRENTLY VACANT (previously rented for \$850/month). Utilities included. All rental agreements until Aug 31st, 2026.

Built in 1960

Essential Information

MLS® # A2270960

Price \$770,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.12
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2647 Charlebois Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L0T5

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.