$899,000 - 274 Carragana Crescent Nw, Calgary

MLS® #A2256316

$899,000
7 Bedroom, 4.00 Bathroom, 1,762 sqft
Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Charleswood is calling! This beautiful family home offers the perfect floor plan to suit a variety of needs! First time on the market in years, this home features 7 bedrooms, some perfect for an office, playroom or business need. Together with a fully finished basement, thoughtfully placed bedrooms on the main floor, 3.5 bathrooms, double garage and a lovely yard, this home has it all! As you enter the foyer, to your right is the spacious living room with large windows overlooking the green space in front of the house and dining area perfect for entertaining. On the left you will find three bedrooms and bathroom. Headed down the hall, flooded with natural light from the skylight, is a really large kitchen with open area for a breakfast area or sitting area. Finishing off the main floor is a separate laundry room and mud room, with entrance to the back yard area. Up to the second level you will find a large primary ensuite with walk in closet as well as a fifth bedroom - both bedrooms having access to the 4-piece bathroom. The finished basement has endless opportunities with a massive family room and separate large rec room. There are two more bedrooms in the basement that would be perfect for anything from storage to guest bedrooms. Lovely fenced yard with a patio area will become a favourite place for enjoying the summer days and evenings. Charleswood is a great, well established and extremely popular community well placed for easy access to Nose Hill Park, Market Mall, U of C

to name a few. Maybe today's "TO DO LIST" just changed. Call your Realtor and come for a showing and see if this house offering lots of potential could be the one!

Built in 1961

Essential Information

MLS® #	A2256316
Price	$899,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	274 Carragana Crescent Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1B1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals

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