

# \$1,285,000 - 32 Cheyenne Crescent Nw, Calgary

MLS® #A2202323

**\$1,285,000**

4 Bedroom, 3.00 Bathroom, 1,797 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Beautifully Renovated & Thoughtfully Designed Home in Sought-After Charleswood  
Welcome to this stunning, fully renovated home that masterfully blends modern design with cozy living. From the moment you arrive, the striking exterior with hardboard siding and unique architectural details set this home apart. Every inch has been thoughtfully curated, offering a truly one-of-a-kind living experience. Step inside to an open-concept main floor featuring soaring vaulted ceilings, oversized windows that flood the space with natural light, and a spacious layout perfect for both daily living and entertaining. The bright kitchen boasts a large island, ample counter space, and high-end finishes – an ideal space for gathering with family and friends. The primary suite is a private retreat, complete with a spa-like ensuite featuring a large walk-in shower with double shower heads, double sinks, and beautiful finishes. An additional upper-level bedroom is served by a full bathroom with an oversized tub/shower, and convenient upper-floor laundry hookups add to the thoughtful design. The lower level offers a cozy family room anchored by a gas fireplace, perfect for movie nights or relaxing evenings. There is also a stylish 4-piece bathroom with double sinks – perfect for guests or a growing family. A practical mudroom with built-in lockers keeps daily life organized. Lower level has two additional well-sized bedrooms with oversized windows and a second laundry room. Enjoy outdoor living



year-round with two cedar decks – an upper deck designed as an BBQ and Dining area, and outdoor living room featuring a pergola and wood-burning fireplace, creating the perfect ambiance for gatherings in any season. The oversized 24' x 24' garage is fully insulated, finished, and heated – ideal for vehicles, hobbies, or extra storage. Located in the highly desirable community of Charleswood, this home is close to excellent schools, shopping, Nose Hill Park, and the University of Calgary. A rare opportunity to own a unique, move-in-ready home in one of Calgary's most coveted neighbourhoods.

Built in 1959

### **Essential Information**

MLS® #	A2202323
Price	\$1,285,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,797
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	32 Cheyenne Crescent Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Z2

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Oversized, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees
Roof	Asphalt
Construction	Cement Fiber Board, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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