

# \$1,200,000 - 292 Carragana Crescent Nw, Calgary

MLS® #A2211164

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 1,376 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to 292 Carragana Crescent- a luxury executive bungalow in the highly sought-after community of Charleswood. Offering 2,505 sq. ft. of developed living space. You'll be greeted by soaring vaulted ceilings and an abundance of natural light that fills the open-concept layout. This beautifully appointed home features 4 bedrooms and 3.5 bathrooms, providing flexible living for families, guests, or professionals looking for space to work from home. The main living area is anchored by a fireplace, creating a cozy yet modern focal point. The gourmet kitchen has been extensively updated, showcasing stainless steel appliances, a gas range, and a central island—perfect for everyday living or entertaining guests in style. The 2 Bedrooms upstairs both have their own individual ensuites with room to stretch out. Downstairs we find the remaining 2 Bedrooms as well as a full bath, with the basement's main area offering a full wet bar with a beverage fridge waiting for movie night. This home combines timeless style with thoughtful upgrades, all set in a location that's hard to beat—just steps from Nose Hill Park and minutes to downtown. The fully landscaped backyard and double detached garage complete the package, and with the home fronting onto green space, you'll love the peaceful views and access to nature. This home checks all of the boxes while also living in one of Calgary's most established and picturesque neighbourhoods.



Built in 1965

## Essential Information

MLS® #	A2211164
Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,376
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	292 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	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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