

# \$1,150,000 - 368 Capri Crescent Nw, Calgary

MLS® #A2236022

**\$1,150,000**

3 Bedroom, 3.00 Bathroom, 1,394 sqft

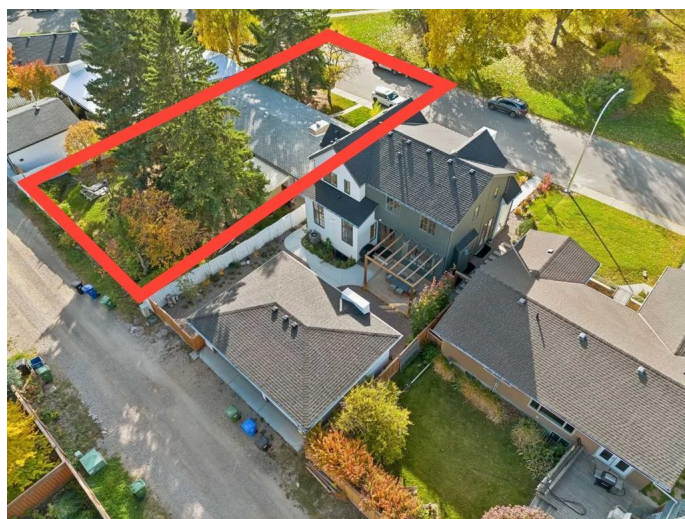
Residential on 0.19 Acres

Charleswood, Calgary, Alberta

Exceptional opportunity in prestigious Charleswood, a unique Parkside bungalow on a 75'x110' Oversized Lot zoned R-CG. Welcome to one of Calgary's most desirable communities consistently ranked among the city's top neighborhoods for quality of life and family living. Nestled on an expansive 75' x 110' lot on a quiet cul-de-sac surrounded, this charming bungalow sits directly across from a beautiful, tree-lined park, offering a rare combination of serene suburban living and unbeatable urban access.

Enjoy being just minutes to the University of Calgary, Foothills and Children's Hospitals, Brentwood LRT, top schools, and a wide array of shopping and dining amenities. Nature lovers will appreciate the quick access to Nose Hill Park, with over 11 square kilometers of scenic trails and off-leash areas, as well as nearby Confederation Park, with its playgrounds, golf course, and year-round events.

Inside, this well-cared-for home offers over 2,200 sq. ft. of total living space. Rich hardwood floors span the foyer, kitchen, and hallway, while the spacious living room is anchored by a cozy gas fireplace and oversized front windows. The formal dining room opens through sliding patio doors to a large, partially covered concrete patio—perfect for entertaining family and



friends.

The bright and functional U-shaped kitchen is filled with white cabinetry and natural light. The primary bedroom features dual closets and a private 2-piece ensuite, while two additional bedrooms and a stylishly renovated main bathroom with oversized walk-in shower complete the main level. Updates included new carpet in living room dishwasher (2024), tiled bathroom flooring and fresh paint.

The fully developed lower level includes a generous family/games room with wet bar, a flexible hobby room with built-in storage, a workshop, a newly redone 3-piece bathroom, and a full laundry area with washer and dryer. A single attached garage with opener and remotes completes this outstanding offering. New luxury vinyl plank flooring throughout, fresh paint and wainscot wall panels.

Set among mature trees and surrounded by new custom homes and long-time residents, this Charleswood gem is move-in ready or to rent out while you plan to build your dream home or potential for subdivision based on City of Calgary Approval .

Built in 1962

**Essential Information**

MLS® #	A2236022
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,394
Acres	0.19
Year Built	1962

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	368 Capri Crescent Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1B2

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Insert
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Awning(s), Covered Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Level, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 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.