

\$1,158,800 - 5223 Carney Road Nw, Calgary

MLS® #A2238838

\$1,158,800

4 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Charleswood: One of the hottest neighborhoods in Town!! 1528 sq ft on main. Total of 4 bedrooms + 1 den & 3 full baths in total, this home boasts over 3000 sq ft including the lower level. This Walk-out Bungalow. is Bright, Elegant & Contemporary! Architect designed renos & addition. Airy 9"-6" ceilings in living room & dining room. 2 lovely window walls facing south & west illuminate the main floor living space, looking out over a massive rear rooftop deck above an oversize 24'-3"X 27'-0" 2 car garage. Office/den & 2 bedrooms on main floor including the primary bedroom with 5 piece ensuite & walk in closet. Another 2 large bedrooms are found on basement level. The 3rd bedroom at foot of stairs would make an ideal Family Room/Media Room, in addition to the huge Recreation Room. Superbly modern kitchen with many bells & whistles, including ample storage, pantry & huge centre island, high quality stainless appliances. Lower laundry room & also a laundry closet on main floor near kitchen, plumbed & wired for stacked washer & dryer! Access from both kitchen & living room onto the rear rooftop deck. Lovely large lower rec room has walkout to backyard. This is a home meant for entertaining. This Upper Charleswood location is one of the most desirable in the city with vast green space throughout the area & in close proximity. Nose Hill Park & Confederation Park are just a few minutes away. U of C, SAIT, University College of the Arts & all levels of schooling are



nearby. Numerous shops & services within a 5 minute drive. The Calgary Winter Club & both the Foothills Medical Centre & the Alberta Children's Hospital are also just a short drive away. Plenty of street parking out front for your guests & a 3rd spot to parallel park at the property is on the concrete apron at front of garage facing back lane. The large backyard has a patio with pergola & roughed in wiring & plumbing for a hot tub. This & the walkout from basement, as well as the upper deck accessed from yard and from sunny main floor, make this place joyful, relaxing, & convenient. You'll be proud to call it home!

Built in 1964

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2238838 |
| Price | \$1,158,800 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,528 |
| Acres | 0.14 |
| Year Built | 1964 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 5223 Carney Road Nw |
| Subdivision | Charleswood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2L 1G1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Double Garage Attached, Garage Faces Rear, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Bedroom, Factory Built, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Lighting |
| Lot Description | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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