

# \$1,129,900 - 5223 Carney Road Nw, Calgary

MLS® #A2238838

**\$1,129,900**

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	\$1,129,900
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, Landscaped, Lawn, Gentle Sloping
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Blue Sky
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