



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5227 CARNEY Road, Calgary T2L 1G1**

MLS®#: **A2173108**

Area: **Charleswood**

Listing **10/17/24**

List Price: **\$1,050,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$25k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1963**

Lot Information

Lot Sz Ar: **6,167 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,064**

Low Sqft:

Ttl Sqft: **2,064**

DOM

**97**

Layout

Beds: **4 (4 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Reverse Pie Shaped Lot,Landscaped,Many Trees,Street Lighting**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Lighting,Private Yard**

Construction:

**Cedar,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Water Softener,Window Coverings**

Int Feat:

**Crown Molding,No Smoking Home,Track Lighting**

Utilities:

Room Information

| Room                     | Level         | Dimensions            | Room                    | Level         | Dimensions            |
|--------------------------|---------------|-----------------------|-------------------------|---------------|-----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>   |                       | <b>Bedroom</b>          | <b>Main</b>   | <b>13`5" x 10`11"</b> |
| <b>Dining Room</b>       | <b>Main</b>   | <b>12`10" x 8`2"</b>  | <b>Family Room</b>      | <b>Main</b>   | <b>12`4" x 15`1"</b>  |
| <b>Foyer</b>             | <b>Main</b>   | <b>7`8" x 9`7"</b>    | <b>Kitchen</b>          | <b>Main</b>   | <b>12`5" x 9`11"</b>  |
| <b>Laundry</b>           | <b>Main</b>   | <b>7`11" x 7`10"</b>  | <b>Living Room</b>      | <b>Main</b>   | <b>13`5" x 13`7"</b>  |
| <b>3pc Bathroom</b>      | <b>Second</b> |                       | <b>4pc Ensuite bath</b> | <b>Second</b> |                       |
| <b>Bedroom</b>           | <b>Second</b> | <b>12`4" x 15`11"</b> | <b>Bedroom</b>          | <b>Second</b> | <b>12`3" x 14`6"</b>  |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>20`7" x 19`2"</b>  | <b>Other</b>            | <b>Second</b> | <b>2`1" x 3`9"</b>    |

3pc Bathroom  
Laundry  
Furnace/Utility Room

Basement  
Basement  
Basement

11`7" x 5`11"  
6`1" x 5`2"

Family Room  
Storage

Basement  
Basement

20`10" x 14`11"  
7`4" x 7`5"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-CG

1496JK

Remarks

Pub Rmks:

Welcome to this stunning and uniquely designed 5-bedroom, 3.5-bathroom home, located on a peaceful street in the highly desirable Charleswood community. This TRADITIONAL plan which could lend itself to a more OPEN DESIGN with some small changes boasts over 2,700 sq. ft. of meticulously developed living space, offering both style and functionality for modern family living. One of the home's greatest features is its proximity to the vast and scenic Nose Hill Park, just minutes away. Whether you love hiking, biking, walking, or simply taking your dog out for a stroll, you'll have easy access to nature and recreation right at your doorstep. The quiet, tree-lined street provides a serene retreat while still being close to amenities, schools, and parks. Stepping inside, you'll be greeted by a spacious, floor plan that seamlessly connects the living, dining, and kitchen areas, perfect for both family gatherings and entertaining guests plus a main floor bedroom or office. The home's unique architectural design offers an abundance of natural light, soaring ceilings, and thoughtfully placed windows that create a bright and inviting atmosphere throughout. The Functional kitchen is well laid out featuring modern appliances, an abundance of cabinets, tons of counter space, making meal preparation a breeze. Adjacent to the kitchen is the dining area, which flows into the comfortable living room, complete with large windows that overlook the tranquil yard. A half bath on the main level adds convenience for guests. Upstairs, you'll find 3 spacious bedrooms, including the primary suite. The primary bedroom is a true sanctuary, featuring a spa-like ensuite with large Vanity and Soaker / Shower Tub . The second-floor laundry room adds incredible convenience, eliminating the need to carry laundry up and down stairs. The walkout basement provides additional living space, perfect for a home office, gym, or recreation room, along with a fifth bedroom and full bathroom—ideal for guests or multi-generational living. With its own laundry facilities, the lower level can easily function as a private space for extended family or a nanny. The attached garage offers not only parking but also additional storage for outdoor equipment and seasonal items, Parking for 5 Vehicles. The backyard provides a quiet, private retreat with plenty of room for outdoor activities, gardening, or simply relaxing on a sunny day. This home is perfect for families looking for space, comfort, and convenience, all within a peaceful and welcoming community. New Carpets, New Deck and many upgrades posted in the photo section, don't miss out on the opportunity to own this one-of-a-kind home in Charleswood, where urban living meets nature at its finest!

Inclusions:  
Property Listed By:

N/A  
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











**5227 Carney Rd NW, Calgary, AB**

Main Floor Exterior Area 1133.07 sq ft  
Interior Area 1019.07 sq ft

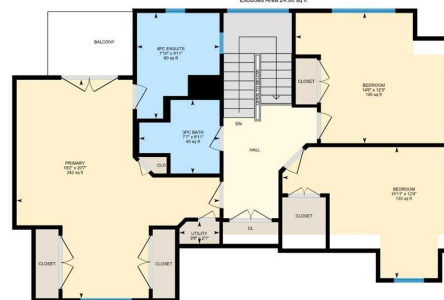


PREPARED: 2024/10/16

White regions are excluded from total floor area in iGUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**5227 Carney Rd NW, Calgary, AB**

2nd Floor Exterior Area 931.08 sq ft  
Interior Area 871.20 sq ft  
Excluded Area 24.90 sq ft



PREPARED: 2024/10/16

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**5227 Carney Rd NW, Calgary, AB**

Basement (Below Grade) Exterior Area 1741.76 sq ft  
Interior Area 881.72 sq ft  
Excluded Area 366.64 sq ft



PREPARED: 2024/10/16

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