



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3235 CONRAD Crescent, Calgary T2L 1B8**

MLS®#: **A2178116**

Area: **Charleswood**

Listing Date: **11/08/24**

List Price: **\$974,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **7,836 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,080**  
Low Sqft:  
Ttl Sqft: **2,080**

DOM

**12**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey Split**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Irregular Lot**  
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle,Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Siding**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Skylight(s),Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 13`3"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 11`1"</b>
<b>2pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 9`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`9" x 20`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 8`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>21`6" x 20`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`8" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 13`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 11`9"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Title:  
**Fee Simple**  
 Legal Desc:

**1496JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **CONRAD CRESCENT | QUIET STREET FACING CONRAD PARK | CORNER LOT | PERFECT FAMILY HOME | Welcome to 3235 Conrad Crescent in the desirable community of Charleswood! This is it - YOUR OPPORTUNITY to own one of the best pieces of real estate in the heart of the neighbourhood. This is a stunning 2-storey split style FAMILY HOME situated on a CORNER LOT facing CONRAD PARK that has been carefully maintained by the seller. The home features over 2600 sqft of total living space, across 4 bedrooms (3 up, 1 on the main) and 2.5 bathrooms. When you arrive, you'll be greeted by the front veranda facing the park, a quiet space to enjoy the morning coffee after a morning walk. Through the front entry, a generous mudroom leads to a bright and airy living room framed by the gas -starter -wood burning fireplace adjacent to the large 6-frame bay window facing Conrad Park. The dining room introduces you to the large backyard. Adjacent is the entry into the updated chef's kitchen, featuring stainless steel appliances (with a 6-burner gas stove with stainless steel hood fan), a butcher block kitchen island for all your kitchen prep. Down a few steps, you'll find another private living space with a bay window facing the backyard leading to the enormous deck (and backyard) and double attached garage entry. From the back entry, a full bathroom and bedroom / office leads your way back to the front entryway. Upstairs, you'll find 3 well-appointed bedrooms, a main bathroom, and primary ensuite and walk-in closet; with two rooms facing front of the home for those park views. In the back of the home, you'll find a double attached garage (with a huge storage shed) PLUS a RV parking area ! The basement features its own working area with a sink, a large mechanical room + laundry, and plenty of storage under the crawl space ! Lots of upgrades in the last few years including gas stove, Miele dishwasher, carpet , exterior paint, fence , RV parking area , windows, basement LVP flooring, light fixtures, shed, cork in ceiling tiles and more.... Conrad Crescent is a quiet cul-de-sac tucked away off the busy Brisebois Drive, lined with mature trees, and the residents here enjoy their own private park (Conrad Park) with just a short walk to Nose Hill Park (perfect for dog owners!). Property lots here are large and spaced out, providing ample privacy - this one in particular gives you more than 7,800 sqft of land! DON'T MISS OUT on this once in a lifetime opportunity to own a piece of Conrad Crescent, call your favourite agent to book your showing TODAY!**

Inclusions:  
 Property Listed By: **N/A  
 RE/MAX Real Estate (Mountain View)**

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





















