

# \$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 & 2 bedrooms & a den/office & 2 full baths 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 addition has created wonderful, light filled Great-Room Concept. 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, Off Street, Garage Faces Rear

# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, French Door, Soaking Tub

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Humidifier

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 50

Zoning R-CG

### Listing Details

Listing Office Royal LePage Blue Sky

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