

# \$775,000 - 4812 Carney Road Nw, Calgary

MLS® #A2212065

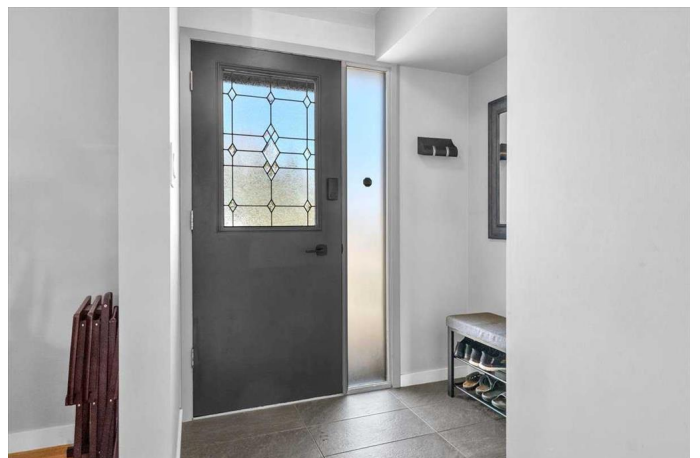
**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Charming Charleswood Bungalow, Bright, Spacious & Move-In Ready! Located in one of NW Calgary's most sought after family neighborhoods. This 1205 sq. ft. 3 bedroom, 3 bath bungalow offers the perfect blend of Comfort, Character and Convenience. Step inside to find a custom open-concept layout featuring original hardwood floors & doors and large windows that flood the space with natural light. The modern kitchen, dining and living area is thoughtfully designed for easy everyday living and effortless entertaining. The primary bedroom is generously sized and includes a private 3 piece ensuite, while two additional bedrooms share a stylish 4-piece bath complete with soaker tub and a classic laundry chute. The downstairs, fully finished offers more living space, spacious rec room, with a cozy wood burning fireplace, flex room, 3 piece bath, laundry area and ample of storage space. Step outside to your comfortable backyard featuring a screened gazebo and fully enclosed hot tub. Perfect place to relax and unwind in any season. A custom-built, insulated double detached garage 26 x 24 includes built-in workbench, shelving, cabinets and floor drain. Plus, additional parking for RV & Toys with easy alley access adds even more flexibility. Two additional sheds provides storage for seasonal tools & equipment. Located in Charleswood, known for its proximity to Nose Hill Park, offering endless greenspaces, walking trails and pet-friendly areas. You're just minutes from



top-rated schools (elementary through U of C & SAIT) Market Mall, Northland Mall and major routes with easy access to Downtown and Public Transit.

Built in 1963

### Essential Information

MLS® #	A2212065
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,205
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4812 Carney Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1E7

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Jetted Tub, Sump Pump(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot, Gazebo
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	129
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
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