

# \$1,175,000 - 3224 Conrad Drive Nw, Calgary

MLS® #A2253848

**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.15 Acres

Charleswood, Calgary, Alberta

This one of a kind Charleswood home offers over 2,200 sq. ft. of beautifully finished living space, backing directly onto a park with access to Nose Hill's trails a true haven for outdoor lovers. Set on a quiet street close to top rated schools, shopping, and Confederation Park, it combines unbeatable location with thoughtful design.

Completely renovated in 2020, no detail was overlooked. Vaulted ceilings, all new electrical and plumbing (including city line and water main), plus a high efficiency furnace, hot water tank, and central A/C ensure both comfort and peace of mind.

Inside, a sunlit open-concept main floor is anchored by a chef's kitchen with a massive island, maple wood cabinetry, custom storage, and upgraded stainless appliances. Upstairs, three spacious bedrooms share a bright 4 piece bath with new tub, custom vanity, and skylight.

The lower levels are equally impressive a cozy family room with built-ins and dry bar, a dream laundry/mudroom with hidden chute, and a private primary suite with gas fireplace, heated floors, and a spa-inspired 5-piece ensuite featuring a soaking tub and rain shower.

Outside, enjoy a private backyard oasis with deck, patio, detached garage, and no rear



neighbors just peaceful green space. With upgraded insulation, smart home features, new windows, and double insulated siding, this home blends style, efficiency, and luxury into one remarkable package.

Built in 1964

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253848      |
| Price          | \$1,175,000   |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,143         |
| Acres          | 0.15          |
| Year Built     | 1964          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3224 Conrad Drive Nw |
| Subdivision | Charleswood          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 1B4              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Master Downstairs, See Remarks, Skylight(s), Soaking Tub |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Wine Refrigerator |
| Heating         | Forced Air                                                                                                                  |
| Cooling         | Central Air                                                                                                                 |
| Fireplace       | Yes                                                                                                                         |
| # of Fireplaces | 1                                                                                                                           |
| Fireplaces      | Gas                                                                                                                         |
| Has Basement    | Yes                                                                                                                         |
| Basement        | Finished, Full                                                                                                              |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Many Trees |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 20                  |
| Zoning         | R-CG                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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