

\$1,150,000 - 8040 Chardie Road Sw, Calgary

MLS® #A2230720

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.18 Acres

Chinook Park, Calgary, Alberta

Welcome to this beautifully updated executive residence offering over 2,500 sq ft of fully developed, air-conditioned living space in one of the city's most sought-after communities. Designed with functionality and comfort in mind, this home provides abundant space for both everyday living and entertaining. The main floor boasts a chef-inspired kitchen outfitted with Miele appliances and a built-in Sub-Zero refrigerator. An expansive dining area easily accommodates large gatherings, while the front living room features soaring vaulted ceilings and a charming wood-burning fireplace with a striking brick surround. Hardwood floors flow throughout the main and upper levels, complemented by elegant travertine tile in the hallway and main level 3-piece bath. A generous den on this level can serve as a home office or an additional bedroom, offering flexibility to suit your lifestyle. Upstairs, you'll find three spacious bedrooms, including a large owners suite with a walk-in closet and private 3-piece ensuite. A second full bath serves the additional bedrooms with style and practicality. The lower level offers a cozy family room with custom built-ins and a second wood-burning fireplace, along with dedicated laundry and multiple storage spaces. A finished basement provides even more room to spread out, with an ideal spot for a games area, hobby space, or home gym. Step outside into the sun-soaked, south-facing backyard – a private oasis with mature trees, perennial beds



and a stone patio. Gated rear access for RV parking add further appeal. The attached, insulated double garage fits two vehicles comfortably and offers built-in shelving and extra storage. Perfectly located within walking distance to schools and close to public transit, major roadways, shopping, and the Rockyview Hospital – this is a rare opportunity to own a truly exceptional home in an established neighbourhood.

Built in 1962

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2230720 |
| Price | \$1,150,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,553 |
| Acres | 0.18 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 5 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 8040 Chardie Road Sw |
| Subdivision | Chinook Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 2Y4 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Brick, Metal Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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