

# \$1,158,800 - 5223 Carney Road Nw, Calgary

MLS® #A2238838

**\$1,158,800**

5 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Charleswood Open House July 12 & 13 / 2-4;30pm. 1528 sq ft 5 bedrooms & 3 full baths in total , this home boasts over 3000 sq ft including the the lower level. This Walk-out Bungalow. is Bright, Elegant & Contemporary! Architect designed renos & addition. Airy 9"-6" ceilings in living room & dining room. 2 lovely window walls illuminate the main floor living space, looking out over a massive back rooftop deck above an oversize 24'-3"X 27'-0" 2 car garage. 3 bedrooms on main floor includes 5 piece primary bedroom ensuite & walk in closet. (Another 2 bedrooms on basement level). 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 back 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 a few minutes away. U of C, SAIT, University College of the Arts & all levels of schooling nearby. Numerous shops & services within a 5 minute drive. Plenty of street parking out front for your guests & a 3rd spot to parallel park on the property on the lconcrete apron at front of garage. A large yard, patio with



pergola/gazebo, the walkout from basement, & the upper deck accessible from yard as well as main floor make this place so joyful, relaxing, & convenient. You'll be proud to call it home!

Built in 1964

**Essential Information**

MLS® #	A2238838
Price	\$1,158,800
Bedrooms	5
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, Garage Faces Rear, Off Street
# of Garages	2

**Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range

	Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, 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, Gentle Sloping, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Blue Sky
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