



GRASSROOTS
REALTY GROUP

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3224 Conrad Drive NW
Calgary, Alberta

MLS # A2253848



\$1,175,000

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,143 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Primary Downstairs, See Remarks, Skylight(s), Soaking Tub		

Inclusions: NA

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.