



GRASSROOTS
REALTY GROUP

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7808 Chardie Road SW
Calgary, Alberta

MLS # A2261535



\$1,100,000

Division:	Chinook Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,433 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Window Coverings, Hot Tub (As Is, Where Is), Backyard Shed, Alarm System

Welcome to this beautifully updated 1,432 sq. ft. bungalow, perfectly situated in the mature and family-friendly community of Chinook Park. Nestled on a spacious 60' x 130' (7,793 sq. ft.) lot, this property offers a blend of modern renovations and timeless charm with a backyard oasis you'll love coming home to. Inside, you're greeted with bright, open-concept living featuring a spacious kitchen, dining and living area centred around a cozy wood-burning fireplace. The main floor hosts 3 bedrooms, 2 full bathrooms, a functional mudroom, and seamless flow for family living or entertaining. The fully developed basement expands your living space with a large recreation room with fireplace, den (easily converted to a bedroom with the addition of a window), full bathroom, laundry area, and plenty of storage space. Step outside to your private, treed backyard oasis, complete with a large deck, mature landscaping, hot tub, and lots of room for kids, pets, or summer gatherings. A double detached oversized garage with alley access adds convenience and extra storage. Recent functional upgrades include: high efficiency furnace (2021), hot water heater (2023), and asphalt shingles (2023). This prime location offers quick access to top schools, parks, and pathways, including Glenmore Reservoir, Heritage Park, and Weaselhead Flats. You're also minutes to Rockyview Hospital, shopping, restaurants, and major roadways for an easy commute downtown or a fast escape to the mountains. This move-in-ready bungalow combines space, style, and location—an ideal opportunity in one of Calgary's most sought-after communities. Book your showing today!