



GRASSROOTS
REALTY GROUP

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2712 Crawford Road NW
Calgary, Alberta

MLS # A2264635



\$1,050,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,386 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Open Floorplan, Storage		

Inclusions: n/a

Welcome to this rare opportunity to own a beautifully renovated home in one of Calgary's most sought after neighbourhoods. Nestled in the established and serene community of Charleswood, this nature wrapped retreat is steps to Nose Hill Park, and minutes to the University, LRT, Hospitals, and top schools. The home is surrounded by forest-like, low maintenance landscaping that features mature trees, a self-contained creek with a waterfall and pond, colourful perennials, and an automatic irrigation system. Outdoor living is enhanced by a multi-tiered cedar deck, including a two-level main deck, a garage-roof deck with garden planter, and a lower private deck surrounded by gardens. There's also a reinforced rear concrete pad for RV or additional parking. Inside, you'll find over 2,700 sq ft of thoughtfully renovated living space between two levels, offering 4 + 1 bedrooms, 2 full bathrooms, and multiple versatile living areas. The home's layout is ideal for families, multigenerational living, or future development, with zoning that allows for secondary suites and the structural potential to add a third storey enhancing the already stunning mountain views. The main floor features warm maple flooring, a spacious living room with a gas & wood burning stone fireplace, and a sun filled dining area with southwest exposure. A beautifully renovated sunroom steals the show with a full wall of windows, Pella sliding doors to the cedar deck, a gas stove, built-in bookshelf wall, and new maple flooring. The adjacent kitchen is equipped with refinished maple quaker cabinetry, granite counters and backsplash, La JennAir range with downdraft, dishwasher, pot drawers, and a built-in recycling centre blending style and function. The main floor also includes a flexible bedroom layout that can be configured as one or two bedrooms to suit your needs, along with a full

bathroom featuring an ultra-jet air tub, maple cabinetry, and tiled finishes. The lower level, fully refreshed in 2024, adds a large entertainment room with a Valor gas fireplace insert, a custom fir mantle designed for an 85" TV, and premium vinyl plank and oak parquet flooring. Three additional rooms can function as bedrooms, offices, or hobby spaces. A second full bathroom, two furnace/storage rooms, and laundry complete the level, offering both comfort and practicality. Access to the detached garage through a covered walk-way ensures you'll always remain dry while additionally offering storage for firewood. Blending natural wood, stone, and desert-toned tile finishes, this home harmonizes beautifully with its lush surroundings. Whether you're entertaining guests in the sunroom, exploring nearby Nose Hill Park, or unwinding in your private backyard oasis, this stunning home offers the perfect balance of nature, comfort, and city convenience. Book your showing today and experience this truly one-of-a-kind property.