



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3224 Conrad Drive NW
Calgary, Alberta

MLS # A2265164



\$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, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, See Remarks, Skylight(s), Soaking Tub		
Inclusions:	N/A		

Experience refined living in this one-of-a-kind Charleswood home offering over 2,200 sq. ft. of exquisitely renovated space backing directly onto parkland with access to Nose Hill's trails—a true retreat for nature lovers seeking modern luxury. Fully reimagined in 2020 with high-end finishes, vaulted ceilings, and all-new electrical, plumbing, and HVAC systems, this home blends timeless design with everyday comfort. The open-concept main floor features a chef's kitchen with a massive quartz island, maple cabinetry, and premium stainless appliances. Upstairs, three spacious bedrooms share a bright 4-piece bath with skylight, while the lower level impresses with a cozy family room, elegant laundry/mudroom, and private primary suite with fireplace, heated floors, and spa-inspired ensuite. Enjoy your private backyard oasis with a large deck, stone patio, and detached garage—all backing onto tranquil green space. Smart home automation, new windows, and upgraded insulation make this a rare, move-in-ready Charleswood masterpiece.