



**5227 Carney Road NW  
Calgary, Alberta**

**MLS # A2289578**



**\$998,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Reverse		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, No Smoking Home, Track Lighting		

**Inclusions:** Smart smoke detectors Smart doorbell with camera Smart camera and sensor light Smart thermostats Smart lights in some rooms

Tucked away on an exclusive, quiet street in the coveted community of Charleswood, this extensively upgraded 5-bedroom, 3.5-bathroom residence offers over 2,700 sq. ft. of beautifully curated living space designed for both refined entertaining and elevated everyday living. Thoughtfully enhanced with significant recent improvements, this home seamlessly blends timeless architecture with modern sophistication. Just moments from the sweeping natural landscapes of Nose Hill Park, this exceptional location offers effortless access to scenic walking and biking pathways, expansive green space, and popular off-leash areas—allowing nature to become part of your everyday lifestyle. All of this, while being ideally situated in one of northwest Calgary’s most established and sought-after neighbourhoods, close to top-rated schools, parks, shopping, and essential amenities. Inside, the spacious traditional floor plan offers excellent flow between the living, dining, and kitchen areas, with the potential to create a more open-concept design with minimal modifications. Soaring ceilings, large windows, and architectural detail flood the home with natural light, creating a bright and welcoming atmosphere throughout. A versatile main floor bedroom or office provides flexibility for guests, remote work, or multi-generational living, along with a convenient half bath. The functional kitchen is beautifully laid out with abundant cabinetry, generous counter space, and a brand-new gas stove—perfect for home chefs and entertainers alike. The adjoining dining area flows effortlessly into the inviting living room, where large windows overlook the peaceful backyard setting. Upstairs, you’ll find three spacious bedrooms, including a private primary retreat featuring a spa-inspired ensuite with a large vanity and relaxing soaker tub/shower combination. Freshly painted

upper and main levels, along with brand-new carpeting, add a crisp, move-in-ready feel. The second-floor laundry room adds everyday convenience. The fully developed walkout basement offers incredible versatility with a fifth bedroom, full bathroom, additional living space, and its own laundry area—ideal for extended family, guests, or a nanny suite setup. Significant recent upgrades provide peace of mind and long-term value, including new windows, a new hot water tank, a new sewer line, new deck, and fresh landscaping that enhances both curb appeal and outdoor enjoyment. The attached garage offers excellent storage, and the driveway accommodates parking for up to five vehicles. The private backyard retreat provides ample space for relaxing, gardening, entertaining, or enjoying sunny Calgary days. This is a rare opportunity to own a thoughtfully updated, one-of-a-kind home in desirable Charleswood—where urban convenience meets the beauty of nature. Don't miss your chance to make this exceptional property yours.