



**3235 Conrad Crescent NW
Calgary, Alberta**

MLS # A2178116



\$914,900

Division:	Charleswood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,081 sq.ft.	Age:	1963 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

CONRAD CRESCENT | QUIET STREET FACING CONRAD PARK | CORNER LOT | PERFECT FAMILY HOME | Welcome to 3235 Conrad Crescent in the desirable community of Charleswood! This is it – YOUR OPPORTUNITY to own one of the best pieces of real estate in the heart of the neighbourhood. This is a stunning 2-storey split style FAMILY HOME situated on a CORNER LOT facing CONRAD PARK that has been carefully maintained by the seller. The home features over 2600 sqft of total living space, across 4 bedrooms (3 up, 1 on the main) and 2.5 bathrooms. When you arrive, you’ll be greeted by the front veranda facing the park, a quiet space to enjoy the morning coffee after a morning walk. Through the front entry, a generous mudroom leads to a bright and airy living room framed by the gas -starter -wood burning fireplace adjacent to the large 6-frame bay window facing Conrad Park. The dining room introduces you to the large backyard. Adjacent is the entry into the updated chef’s kitchen, featuring stainless steel appliances (with a 6-burner gas stove with stainless steel hood fan), a butcher block kitchen island for all your kitchen prep. Down a few steps, you’ll find another private living space with a bay window facing the backyard leading to the enormous deck (and backyard) and double attached garage entry. From the back entry, a full bathroom and bedroom / office leads your way back to the front entryway. Upstairs, you’ll find 3 well-appointed bedrooms, a main bathroom, and primary ensuite and walk-in closet; with two rooms facing front of the home for those park views. In the back of the home, you’ll find a double attached garage (with a huge storage shed) PLUS a RV parking area ! The basement features its own working area with a sink, a large mechanical room + laundry, and plenty of

storage under the crawl space ! Lots of upgrades in the last few years including gas stove, Miele dishwasher, carpet , exterior paint, fence , RV parking area , windows, basement LVP flooring, light fixtures, shed, cork in ceiling tiles and more.... Conrad Crescent is a quiet cul-de-sac tucked away off the busy Brisebois Drive, lined with mature trees, and the residents here enjoy their own private park (Conrad Park) with just a short walk to Nose Hill Park (perfect for dog owners!). Property lots here are large and spaced out, providing ample privacy – this one in particular gives you more than 7,800 sqft of land! DON’T MISS OUT on this once in a lifetime opportunity to own a piece of Conrad Crescent, call your favourite agent to book your showing TODAY!