



GRASSROOTS
REALTY GROUP

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

4812 Carney Road NW
Calgary, Alberta

MLS # A2212065



\$824,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Gazebo, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Sump Pump(s)		

Inclusions: Hot Tub, Gazebo, 2 Sheds

Classic Charm & Modern Comfort! This 1205 sq. ft 3 bedrooms, 3 baths bungalow offers a perfect blend of Classic Charm and Modern Comfort. Main floor showcases original hardwood flooring & doors, large windows to allow lots of natural light, modern open kitchen, dining & living room design is for easy everyday living & entertaining. A well sized primary bedroom with 3 pc ensuite, 2 good sized bedrooms, 4 pc bath w/soaker tub & a classic Laundry chute. The traditional style basement features wood burning fireplace in the spacious rec room, flex room, laundry, 3 pc bath and plenty of storage. Enjoy and relax in the comfy backyard that features cozy screen gazebo and enclosed hot tub that offers Privacy & Perfect place to Relax & Unwind! The double detached garage is 26 x 24 sq.ft, insulated, complete with workbench, shelving & cabinets, Plus, there are 2 sheds perfect for your seasonal items and extra parking beside the garage for your Toys & RV with easy alley access. Charleswood is nestled in a mature, picturesque residential neighborhood in the NW. Known for its proximity to natural parks, offering ample green spaces for outdoor activities. Centrally located with great access to Downtown, U of C, SAIT, Public Transit and major roadways. Come see what this Modern & Classic Charm in the Heart of Charleswood has to offer!