

# \$849,900 - 3012 Conrad Drive Nw, Calgary

MLS® #A2233666

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,185 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Welcome to a prime location in the heart of Charleswood! This raised bungalow backs onto a walk path & greenspace. Home has views of downtown from the main floor balcony. First time listed on the MLS system. Great opportunity to build your dream home or renovate to your liking. Main floor has 3 bedrooms and 1.5 baths. Front living room has a gas fireplace with beautiful south views of the community. Kitchen has been tastefully updated over the years. Lower level has a bedroom along with a 3 piece bathroom. Also, a large family room where an additional fireplace could be added. Over sized single garage. Wide lot and in a quiet location. Short drive to the Calgary Winter Club and numerous schools in the area. Home won't last long!

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233666    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,185       |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3012 Conrad Drive Nw |
| Subdivision | Charleswood          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 1B4              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Laminate Counters, Separate Entrance   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Family Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance  |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Sloped Up |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco   |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 25th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 31   |
| Zoning         | R-CG |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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