

\$1,100,000 - 7808 Chardie Road Sw, Calgary

MLS® #A2261535

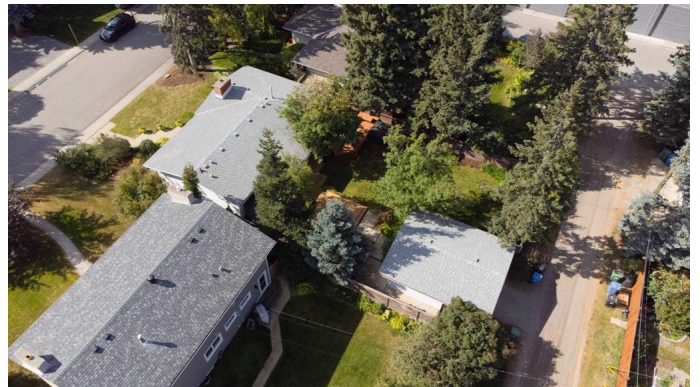
\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.18 Acres

Chinook Park, Calgary, Alberta

Welcome to this beautifully updated 1,432 sq. ft. bungalow, perfectly situated in the mature and family-friendly community of Chinook Park. Nestled on a spacious 60' x 130' (7,793 sq. ft.) lot, this property offers a blend of modern renovations and timeless charm with a backyard oasis you'll love coming home to. Inside, you're greeted with bright, open-concept living featuring a spacious kitchen, dining and living area centred around a cozy wood-burning fireplace. The main floor hosts 3 bedrooms, 2 full bathrooms, a functional mudroom, and seamless flow for family living or entertaining. The fully developed basement expands your living space with a large recreation room with fireplace, den (easily converted to a bedroom with the addition of a window), full bathroom, laundry area, and plenty of storage space. Step outside to your private, treed backyard oasis, complete with a large deck, mature landscaping, hot tub, and lots of room for kids, pets, or summer gatherings. A double detached oversized garage with alley access adds convenience and extra storage. Recent functional upgrades include: high efficiency furnace (2021), hot water heater (2023), and asphalt shingles (2023). This prime location offers quick access to top schools, parks, and pathways, including Glenmore Reservoir, Heritage Park, and Weaselhead Flats. You're also minutes to Rockyview Hospital, shopping, restaurants, and major roadways for an easy commute downtown or a



fast escape to the mountains. This move-in-ready bungalow combines space, style, and locationâ€”an ideal opportunity in one of Calgaryâ€™s most sought-after communities. Book your showing today!

Built in 1960

Essential Information

MLS® #	A2261535
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,433
Acres	0.18
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7808 Chardie Road Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2T1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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