

# \$849,900 - 4812 Carney Road Nw, Calgary

MLS® #A2212065

**\$849,900**

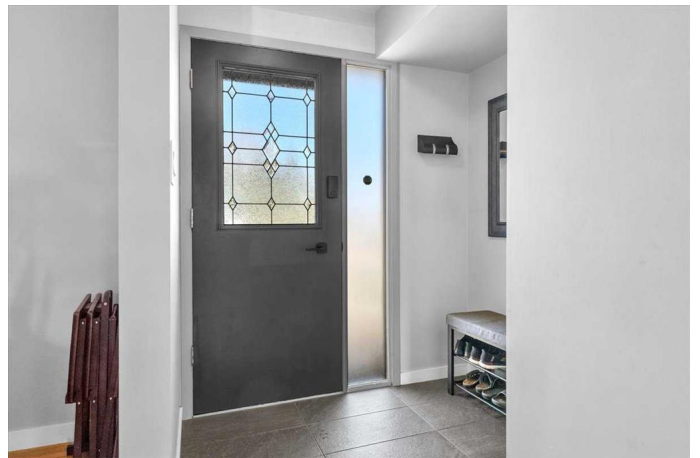
3 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

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!

Built in 1963



## Essential Information

MLS® #	A2212065
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,205
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4812 Carney Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1E7

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Sump Pump(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot, Gazebo
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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