$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 1B6

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	Family Room, Gas
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, Sloped Up, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025

Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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