

# \$723,000 - 2703 Chandler Road Nw, Calgary

MLS® #A2212060

**\$723,000**

4 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

**\*\*Open house CANCELLED |** This rare find sits on a spacious 115' x 55' corner lot, offering exceptional privacy on a quiet, mature street in one of Charleswood's most sought-after pockets. Just one house away from Conrad Park & surrounded by million-dollar properties, the location is unbeatable! Families will love the easy access to parks, schools & green space, while investors will recognize the long-term value & redevelopment potential in this highly desirable community. Whether you're looking for your forever home or a smart investment, this is a Charleswood gem you don't want to miss! Flooded with natural light, this home offers over 1,860+ sq. ft. of living space, vaulted ceilings, exposed beams & expansive windows. The open-concept design seamlessly connects the kitchen, dining & living areas for easy everyday living & effortless entertaining. With 4 spacious bedrooms, 1 full bathroom & 2 half bathrooms, there's plenty of room for family & guests alike. The kitchen features ample cabinetry, extra pantry storage, generous counter space & direct access to a covered 16' x 17' brick patio with built-in storage—ideal for outdoor gatherings year-round. The backyard is a private oasis with a rock retaining wall, perennial garden & dedicated space for vegetables. The main level offers three well-sized bedrooms, 4-piece bathroom & a primary suite with a private 2-piece ensuite. The third bedroom includes his-&-her



closetsâ€”ideal for growing families. A standout feature is the oversized front-drive single garage with built-in cabinets & direct walkthrough access to the lower level, offering added privacy & convenience. The fully finished basement adds versatility, featuring a large rec room with oversized windows, a fourth bedroom (note: it does not meet legal egress requirements) that doubles as an open den/flex space, a 2-piece bathroom & a laundry room with a utility sink & built-in storage. The recently tuned-up furnace & brand-new 40-gallon hot water tank offer peace of mind for future owners. A rare opportunity to secure a home in a peaceful location surrounded by high-end homes, just steps from Conrad Park & open green space. Whether your family is planting roots or youâ€™re looking for long-term investment potential, this Charleswood gem delivers both character & value. An unbeatable location surrounded by green space & everyday convenience! Enjoy a multitude of nearby parks & walking/biking trails, including Nose Hill Park. Families will appreciate access to all levels of schools, including the University of Calgary & SAIT, while commuters will love the proximity to Brentwood LRT, Crowchild Trail & John Laurie Boulevard. You're also just minutes from shopping, dining & entertainment, with major amenities like Foothills Hospital, Alberta Childrenâ€™s Hospital & the Triwood Community Centre close by. Whether it's work, study or playâ€”this location truly connects you to it all!

Built in 1964

### **Essential Information**

MLS® #	A2212060
Price	\$723,000
Bedrooms	4

Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,273
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2703 Chandler Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1E4

### Amenities

Parking Spaces	2
Parking	Front Drive, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Garden, Landscaped, Many Trees, Private, Corner Lot
Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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