



**3212 Conrad Drive NW  
Calgary, Alberta**

**MLS # A2317187**



**\$875,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Recessed Lighting, Storage		

**Inclusions:** Gazebo

Enjoy upgraded luxury living with quick access to downtown, U of C, The University District and more while having nature and recreation right at your doorstep! Step out the back gate, cross the green space, and follow the pathway directly to the Nose Hill Park overpass&mdash;perfect for family adventures, walking, running, or cycling on the numerous trails throughout one of the largest in-city parks in Canada! This home is designed to impress! Entertain with pride in the custom on-site built kitchen featuring soft-close cabinetry, granite countertops with undermount sink, under counter lighting, induction cooktop stove, oversized island and stainless steel appliances including a Built-in Oven. The layout is exceptional, all new doors throughout, with two generous bedrooms on the Main, the spacious primary retreat offers dual his-and-hers closets and a full ensuite bath. Second Bedroom is quite large with the 4 -piece Main bath nicely renovated as well! All this complimented by upgrades that you will love, including Tigerwood hardwood flooring, in-floor heating in all bathrooms and new lighting package throughout. High Efficiency furnace and hot water tank, Air Conditioning added, and how great it is to have extra storage and a pantry/cellar as well! Third Bedroom and an Exercise Area down, as well as a massive Media / Games Room with gas fireplace with Custom mantle, surround-sound wiring - this is the place to hang! Absolute gardeners delight in the private yard with numerous features: fully treed, beds and plants, concrete pad with extra parking pad in REar yard - fence gate opens up! Great deck setting for those great summer nights, artificial turf grass in rear yard for easy maintenance. Ideally located close to the LRT, schools, shopping, parks, and major amenities, this exceptional home truly combines comfort, convenience, and lifestyle.