

\$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 |
|-------------------|---|

| | |
|-----------------|---|
| 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 | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
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