

# \$1,298,000 - 1432 Chardie Place Sw, Calgary

MLS® #A2251170

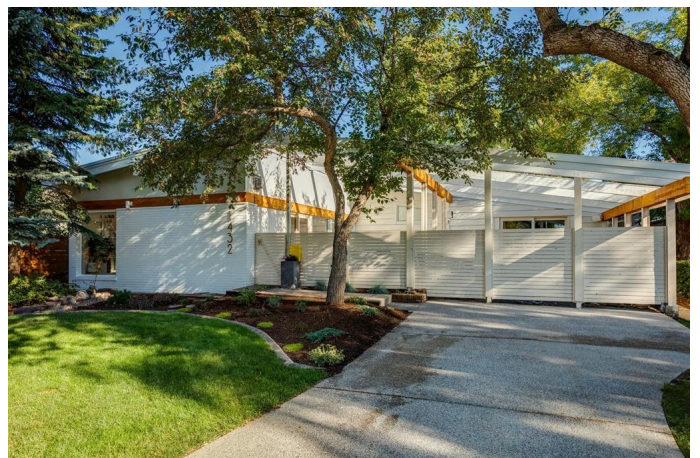
**\$1,298,000**

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.25 Acres

Chinook Park, Calgary, Alberta

Welcome to this one of a kind retreat-like artist haven, a 1/4 Acre Lot nestled on a quiet cul-de-sac in the highly sought after community of Chinook Park. Freshly Painted Exterior, Newly poured Concrete Driveway, and Grand Front Yard with Garden featuring Electronic Anti-Scale/Rust Water System make the Curb-Appeal on this home an absolute Show Stopper. Upon entering the front gate you are greeted with a south facing Front Courtyard, with custom designed Water Feature made from natural stone, setting the ambiance for this thoughtfully designed space. Take your first steps in to the main Open Concept living space, showcasing 12.5ft Vaulted Ceilings with Exposed Beams, and White-Oak Engineered Hardwood, this Chefs Kitchen features an impressive sized Island with Breakfast Seating, Gas Range, Built-In Wall Oven, Large Pantry, and Two Tambour Cabinets perfect for hiding counter top appliances! Just off the kitchen is your Dinning Room with over 10ft of Panoramic Windows, a Spacious Living Room with Vintage Gas Fireplace, and Patio Doors providing access to your Courtyard escape. Continuing through the Main Level is your Primary Bedroom with Walk-In Closet featuring Built-In Shelving, and 3-Piece Ensuite, a Second Bedroom with Walk-in Closet, and 4-Piece Bathroom. Additionally off the Front Courtyard is your Expansive SECOND Main-Level Entertainment/ Family space, boasting over 10ft vaulted ceilings, Bathed in Natural Light



due to South AND North Facing Windows, in-floor heating, over 400SqFt of space, with direct access to Front, Back, AND Lower Level, Perfectly designed for Hosting!! Continuing Downstairs you will find a 3-piece Bathroom with Barn Door, Open-Flex Space for gym or office, and 3rd Large Bedroom. The utility room, Laundry room and crawl space complete this Floor. Stepping out the Back Door leads you to the Generously sized Nature Oasis, a Wide Deck allows space for comfortable dinning without compromising use of the yard, a Paved Fire Pit Space curated to gather friends together and Relax, and a Custom Designed Out-Building that can be used as a shed or Creative Future Play House!! This Home provides a Desert-Chic atmosphere with a Nomadic Spirit that calls to all Inner-City lovers craving an at Home Nature Escape, with nearby paths to Glenmore Reservoir, Local Shopping and being only 10 minutes from Downtown, you truly can Have It All.

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251170    |
| Price          | \$1,298,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,740       |
| Acres          | 0.25        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1432 Chardie Place Sw |
| Subdivision | Chinook Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V2T6                |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Range                                |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                                   |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                   |
| Fireplaces        | Basement, Gas, Living Room                                                                                                          |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Crawl Space, Finished, See Remarks                                                                                                  |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Fire Pit, Private Entrance, Private Yard                                                                                           |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Private, Rectangular Lot, Underground Sprinklers |
| Roof              | Flat Torch Membrane                                                                                                                           |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 22                |
| Zoning         | R-CG              |

### Listing Details

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