

# \$1,125,000 - 3224 Conrad Drive Nw, Calgary

MLS® #A2265164

**\$1,125,000**

4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.15 Acres

Charleswood, Calgary, Alberta

Experience refined living in this one-of-a-kind Charleswood home offering over 2,200 sq. ft. of exquisitely renovated space backing directly onto parkland with access to Nose Hill's trails—a true retreat for nature lovers seeking modern luxury.

Fully reimaged in 2020 with high-end finishes, vaulted ceilings, and all-new electrical, plumbing, and HVAC systems, this home blends timeless design with everyday comfort. The open-concept main floor features a chef's kitchen with a massive quartz island, maple cabinetry, and premium stainless appliances.

Upstairs, three spacious bedrooms share a bright 4-piece bath with skylight, while the lower level impresses with a cozy family room, elegant laundry/mudroom, and private primary suite with fireplace, heated floors, and spa-inspired ensuite.

Enjoy your private backyard oasis with a large deck, stone patio, and detached garage—all backing onto tranquil green space. Smart home automation, new windows, and upgraded insulation make this a rare, move-in-ready Charleswood masterpiece.

Built in 1964

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2265164      |
| Price          | \$1,125,000   |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,143         |
| Acres          | 0.15          |
| Year Built     | 1964          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3224 Conrad Drive Nw |
| Subdivision | Charleswood          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 1B4              |

### Amenities

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

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Master Downstairs |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Wine Refrigerator                                 |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                         |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Backs on to Park/Green Space, Many Trees  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 17th, 2025  
Days on Market        18  
Zoning                    R-CG

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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