

**2703 Chandler Road NW**  
**Calgary, Alberta**

**MLS # A2212060**



**\$723,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Front Drive, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Many Trees, Private		

<b>Heating:</b>	Mid Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		
<b>Inclusions:</b>	2nd Fridge in Basement		

**\*\*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 closets—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 you'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 Children's Hospital & the Triwood Community Centre close by. Whether it's work, study or play—this location truly connects you to it all!