

# \$1,050,000 - 2712 Crawford Road Nw, Calgary

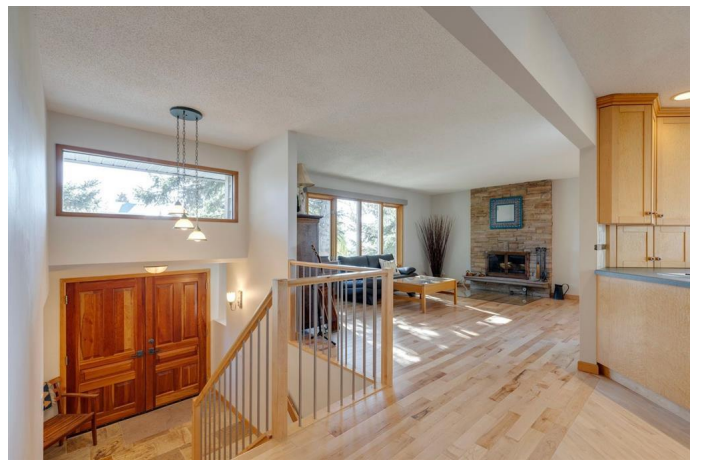
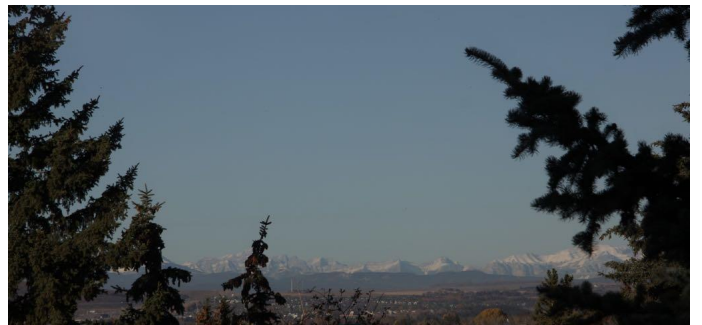
MLS® #A2264635

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,386 sqft  
Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Welcome to this rare opportunity to own a beautifully renovated home in one of Calgary's most sought after neighbourhoods. Nestled in the established and serene community of Charleswood, this nature wrapped retreat is steps to Nose Hill Park, and minutes to the University, LRT, Hospitals, and top schools. The home is surrounded by forest-like, low maintenance landscaping that features mature trees, a self-contained creek with a waterfall and pond, colourful perennials, and an automatic irrigation system. Outdoor living is enhanced by a multi-tiered cedar deck, including a two-level main deck, a garage-roof deck with garden planter, and a lower private deck surrounded by gardens. There's also a reinforced rear concrete pad for RV or additional parking. Inside, you'll find over 2,700 sq ft of thoughtfully renovated living space between two levels, offering 4 + 1 bedrooms, 2 full bathrooms, and multiple versatile living areas. The home's layout is ideal for families, multigenerational living, or future development, with zoning that allows for secondary suites and the structural potential to add a third storey enhancing the already stunning mountain views. The main floor features warm maple flooring, a spacious living room with a gas & wood burning stone fireplace, and a sun filled dining area with southwest exposure. A beautifully renovated sunroom steals the show with a full wall of windows, Pella sliding doors to the cedar deck,



a gas stove, built-in bookshelf wall, and new maple flooring. The adjacent kitchen is equipped with refinished maple quaker cabinetry, granite counters and backsplash, La JennAir range with downdraft, dishwasher, pot drawers, and a built-in recycling centre blending style and function. The main floor also includes a flexible bedroom layout that can be configured as one or two bedrooms to suit your needs, along with a full bathroom featuring an ultra-jet air tub, maple cabinetry, and tiled finishes. The lower level, fully refreshed in 2024, adds a large entertainment room with a Valor gas fireplace insert, a custom fir mantle designed for an 85" TV, and premium vinyl plank and oak parquet flooring. Three additional rooms can function as bedrooms, offices, or hobby spaces. A second full bathroom, two furnace/storage rooms, and laundry complete the level, offering both comfort and practicality. Access to the detached garage through a covered walk-way ensures you'll always remain dry while additionally offering storage for firewood. Blending natural wood, stone, and desert-toned tile finishes, this home harmonizes beautifully with its lush surroundings. Whether you're entertaining guests in the sunroom, exploring nearby Nose Hill Park, or unwinding in your private backyard oasis, this stunning home offers the perfect balance of nature, comfort, and city convenience. Book your showing today and experience this truly one-of-a-kind property.

Built in 1965

## Essential Information

MLS® #	A2264635
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,386
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	2712 Crawford Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1E1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed, Underground Sprinklers, Views

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 16th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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