



# 5227 Carney Road Calgary Alberta

\$998,000

Tucked away on an exclusive, quiet street in the coveted community of Charleswood, this extensively upgraded 5-bedroom, 3.5-bathroom residence offers over 2,700 sq. ft. of beautifully curated living space designed for both refined entertaining and elevated everyday living. Thoughtfully enhanced with significant recent improvements, this home seamlessly blends timeless architecture with modern sophistication. Just moments from the sweeping natural landscapes of Nose Hill Park, this exceptional location offers effortless access to scenic walking and biking pathways, expansive green space, and popular off-leash areas—allowing nature to become part of your everyday lifestyle. All of this, while being ideally situated in one of northwest Calgary's most established and sought-after neighbourhoods, close to top-rated schools, parks, shopping, and essential amenities. Inside, the spacious traditional floor plan offers excellent flow between the living, dining, and kitchen areas, with the potential to create a more open-concept design with minimal modifications. Soaring ceilings, large windows, and architectural detail flood the home with natural light, creating a bright and welcoming atmosphere throughout. A versatile main floor bedroom or office provides flexibility for guests, remote work, or multi-generational living, along with a convenient half bath. The functional kitchen is beautifully laid out with abundant cabinetry, generous counter space, and a brand-new gas stove—perfect for home chefs and entertainers alike. The adjoining dining area flows effortlessly into the inviting living room, where large windows overlook the peaceful backyard setting. Upstairs, you'll find three spacious bedrooms, including a private primary retreat featuring a spa-inspired ensuite with a large vanity and relaxing soaker tub/shower combination. Freshly painted upper and main levels, a...

3pc Bathroom 6.92 Ft x 7.58 Ft

4pc Bathroom 9.00 Ft x 7.83 Ft

Bedroom 12.33 Ft x 15.92 Ft

Bedroom 12.25 Ft x 14.50 Ft

Primary Bedroom 20.58 Ft x 19.17 Ft

Other 2.08 Ft x 3.75 Ft

Furnace 6.08 Ft x 5.17 Ft

2pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 13.42 Ft x 10.92 Ft

Dining room 12.83 Ft x 8.17 Ft

Family room 12.33 Ft x 15.08 Ft

Foyer 7.67 Ft x 9.58 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

3pc Bathroom 6.08 Ft x 5.17 Ft  
Family room 20.83 Ft x 14.92 Ft  
Laundry room 11.58 Ft x 5.92 Ft  
Storage 7.33 Ft x 7.42 Ft

Kitchen 12.42 Ft x 9.92 Ft  
Laundry room 7.92 Ft x 7.83 Ft  
Living room 13.42 Ft x 13.58 Ft