

# \$1,150,000 - 8040 Chardie Road Sw, Calgary

MLS® #A2230720

**\$1,150,000**

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.18 Acres

Chinook Park, Calgary, Alberta

Welcome to this beautifully updated executive residence offering over 2,500 sq ft of fully developed, air-conditioned living space in one of the city's most sought-after communities.

Designed with functionality and comfort in mind, this home provides abundant space for both everyday living and entertaining. The main floor boasts a chef-inspired kitchen outfitted with Miele appliances and a built-in Sub-Zero refrigerator. An expansive dining area easily accommodates large gatherings, while the front living room features soaring vaulted ceilings and a charming wood-burning fireplace with a striking brick surround.

Hardwood floors flow throughout the main and upper levels, complemented by elegant travertine tile in the hallway and main level 3-piece bath. A generous den on this level can serve as a home office or an additional bedroom, offering flexibility to suit your lifestyle. Upstairs, you'll find three spacious bedrooms, including a large owners suite with a walk-in closet and private 3-piece ensuite. A second full bath serves the additional bedrooms with style and practicality. The lower level offers a cozy family room with custom built-ins and a second wood-burning fireplace, along with dedicated laundry and multiple storage spaces. A finished basement provides even more room to spread out, with an ideal spot for a games area, hobby space, or home gym. Step outside into the sun-soaked, south-facing backyard – a private oasis with mature trees, perennial beds



and a stone patio. Gated rear access for RV parking add further appeal. The attached, insulated double garage fits two vehicles comfortably and offers built-in shelving and extra storage. Perfectly located within walking distance to schools and close to public transit, major roadways, shopping, and the Rockyview Hospital – this is a rare opportunity to own a truly exceptional home in an established neighbourhood.

Built in 1962

**Essential Information**

MLS® #	A2230720
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,553
Acres	0.18
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

**Community Information**

Address	8040 Chardie Road Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2Y4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Charles
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