$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 â€” 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 â€” 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	2
Zoning	R-CG

Listing Details

Listing Office	Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.