

# \$875,000 - 2711 Crawford Road Nw, Calgary

MLS® #A2254530

**\$875,000**

4 Bedroom, 2.00 Bathroom, 2,043 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

This original-owner two-storey on a quiet street in desirable Charleswood is on the market for the first time! Custom built by NuWest Homes, this large family home is set on a beautifully landscaped lot with fantastic curb appeal. This spacious 4-bedroom, 2-bathroom home offers timeless character and quality craftsmanship. Step inside to discover a bright and welcoming main floor, featuring a great kitchen with original mahogany-stained walnut cabinetry. The front foyer leads to a large family room with wood-burning fireplace and raised hearth. Gleaming hardwood floors “in like-new condition” extend throughout the main living areas and continue through all four upstairs bedrooms. The main floor also includes a private dining room and a flex area off the kitchen. Enjoy the convenience of a main-floor laundry room complete with a sink and unwind on the expansive private deck over the garage, perfect for entertaining or enjoying peaceful evenings. The private backyard is beautifully landscaped and well cared for. The fully developed basement features a striking open riser staircase, two large recreation rooms, a workshop area, ample storage, and even more space to spread out and make your own. Car enthusiasts and hobbyists will love the massive attached garage “large enough to accommodate up to four small cars! Homes like this don’t come along often” especially in such a sought-after neighborhood. This is your opportunity to own a well-built family home, full of warmth and



history, ready for its next chapter.

Built in 1964

**Essential Information**

MLS® #	A2254530
Price	\$875,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,043
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2711 Crawford Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1C9

**Amenities**

Parking Spaces	6
Parking	Quad or More Attached

**Interior**

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 6th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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