

# \$899,900 - 1311 Carlyle Road Sw, Calgary

MLS® #A2223990

**\$899,900**

4 Bedroom, 3.00 Bathroom, 2,215 sqft

Residential on 0.17 Acres

Chinook Park, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY May 25 - 12-2.**

AMAZING opportunity to CREATE the home of your dreams - in coveted CHINOOK PARK.

The charming community of Chinook Park offers lovely tree-lined streets and a small town feel! ORIGINAL owner - 4 Level Split - 3 bedrooms - 3 bathrooms. 2960.71 TOTAL sq footage. INTERIOR Lot (does not back onto or side busy rd!) measures at Amazing potential....HUGE SUNNY SOUTH facing backyard. Lovely deck off kitchen to enjoy those summer days ahead. Single attached garage PLUS oversized single detached garage. 7308 sq ft. Houses in area have incorporated the single attached garage INTO home as additional living space!!!! \*ask me for more info. Two Furnaces. AC. Newer kitchen appliances. One of the reasons that the community of Chinook Park is so highly sought after - is its location and convenient access to downtown Calgary and other parts of the city. Bordered by Glenmore Trail to its north, Elbow Drive to its East, Heritage Drive to its South, and 14 Street W to its West, this neighbourhood truly is a commuterâ€™s dream. Outdoor enthusiasts have a multitude of hiking trails nearby, as well as walking and biking paths plus access to water activities like canoeing, sailing, kayaking and more at the Glenmore Reservoir. Heritage Park is a fun family day out with engaging historical attractions as well as assorted rides for the kids. There is no lack of amenities and entertainment in this neighbourhood. MacLeod



Trail has an abundance of services, cafes, boutiques and box stores. When it comes to shopping and retail, the residents of Chinook Park have some of the best options readily available to them, including Chinook Centre, one of Calgary's largest and most popular malls with hundreds of stores, services, restaurants and theatre. Glenmore Landing also offers retail and grocery stores for easy convenience. Community Centre offers gymnasium, childcare & social activities for all ages. Brand-new tennis and pickleball courts PLUS two of the best outdoor ice rinks in the city! With large lots, wide streets & premier homes - this community is perfect for either a family or working professionals! Walkable to bus stops. Drive downtown in under 15 mins or ride your bike in 45 mins. Glenmore Trail, Deerfoot Trail, Crowchild Trail and major roadways so close by. Close to parks, green spaces and schools. Be at the Calgary airport in 24 mins. This central location can NOT be beat!

Built in 1961

### **Essential Information**

MLS® #	A2223990
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,215
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	1311 Carlyle Road Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2T9

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Driveway, Single Garage Detached, Single Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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