

\$935,000 - 31 Culver Road Nw, Calgary

MLS® #A2082913

\$935,000

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.13 Acres

Collingwood, Calgary, Alberta

Welcome to the home you've been waiting for. You will not see another home in this pristine condition. Ideal for the couple who expects more and wants to live an inner-city lifestyle in a bungalow that needs no renovations. As you pull up the house, you will notice the breathtaking exterior complete with an "A" frame covered porch and a 2-sided fireplace. The space is surreal and faces a greenspace across the street. The completely renovated and meticulously kept bungalow is 3 bedroom, 2 bath haven that seamlessly combines classic charm with modern comforts. Boasting over 1200 sq. ft. of living space on the main level with central a/c. The kitchen is updated with dark, rich cupboards, Corian® countertops with a large island and Thermador Professional appliances. Adjacent is the dining area which offers the perfect spot for intimate meals with family and friends. The primary bedroom is private and is designed to offer comfort and convenience with two walk-in closets. The other bedroom can be used as an office (which it is right now) or a bedroom. Stepping into the backyard, you'll discover a private oasis, complete with a patio, hot tub, a flat and usable lawn with sprinkler system and a dog run. This outdoor space is thoughtfully landscaped with complete privacy from neighbours - with lush greenery, creating a serene atmosphere for dining, relaxation, and play. Whether you're unwinding in the hot tub or watching your furry friends enjoy the dog run, this backyard is designed for your



enjoyment. Adding to the allure of this property is the newer finished basement, which provides additional living space. It includes a bedroom, a bathroom, and a recreational room, perfect for a home office, gym, or entertainment area. This versatile space offers endless possibilities to suit your lifestyle needs. One of the greatest assets is the unique convenience of both an attached and detached single-car garage, providing ample space for your vehicles and storage needs. Nestled in prime Collingwood, this bungalow enjoys a location close to schools, parks, shopping, and dining options, all within a friendly and picturesque community. Call your favourite REALTOR® to view before it's gone as there won't be another one like it.

Built in 1958

Essential Information

MLS® #	A2082913
Price	\$935,000
Sold Price	\$940,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	31 Culver Road Nw
Subdivision	Collingwood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2L 0L6

Amenities

Parking Spaces	3
Parking	Single Garage Attached, Single Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Underground Sprinklers, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2023
Date Sold	October 28th, 2023
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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