

\$699,900 - 61 Carmangay Crescent Nw, Calgary

MLS® #A2086864

\$699,900

4 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

Situated in the charming, established neighborhood of Collingwood, this 4 bedroom bungalow offers an array of promising features for those with an eye for potential. As you step in, the inviting living area showcases large bay windows facing both the front and rear of the property, filling the space with constant sunlight. Directly adjoining is the renovated kitchen; adorned with granite countertops, stainless steel appliances, stone tile backsplash, and a large window above the double sink overlooks the private backyard, which can be accessed from a separate entrance next to the kitchen. This well maintained yard is complete with a shed, garden, pond, and a convenient double detached garage. Inside, the main floor encompasses three bedrooms and a four-piece bathroom, all flowing seamlessly on original hardwood floors. Moving down to the basement you will find a family room containing a den, an additional bedroom, laundry and storage, and a convenient 2 piece bathroom. A testament to its time, the home stands out with its character and integrity while promising immense potential for modern refurbishments. While the home is located on a quiet cul-de-sac, it's location is within walking distance of multiple schools and parks, and a 10 minute drive will get you to a variety of notable locations such as Market Mall, Northland Mall, The University of Calgary, Nose Hill Park, the C-Train line, and much more. Easy access to Stoney Trail, and only



15 minutes from the heart of downtown. Book a showing today to witness the blend of vintage charm, renovation potential, and unmatched location this Collingwood gem has to offer!

Built in 1958

Essential Information

MLS® #	A2086864
Price	\$699,900
Sold Price	\$720,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,046
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	61 Carmangay Crescent Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0S8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Built-in Features, Granite Counters, Low Flow Plumbing Fixtures, No Smoking Home, Recessed Lighting, Separate Entrance, Stone
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	Counters, Storage, Track Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, No Neighbours Behind, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	November 1st, 2023
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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