

\$699,000 - 48 Calandar Road Nw, Calgary

MLS® #A2112890

\$699,000

4 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.13 Acres

Collingwood, Calgary, Alberta

Exquisite enhancements elevate the appeal of this delightful Collingwood bungalow, beginning with a striking wood feature wall greeting you at the front entrance. Inside, the charm of the original hardwood floors and wide baseboards harmonizes seamlessly with modernized lighting and a rustic-inspired feature wall. The kitchen stands out as a focal point, boasting timeless subway tile backsplashes, luxurious Quartz countertops, and top-of-the-line appliances that impress any culinary enthusiast. A generously sized master bedroom offers sweeping views of the front yard, while two additional main-floor bedrooms provide ample space and natural light. The main bathroom showcases double sinks with elegant waterfall faucets and abundant storage options. The finished basement expands the living space with a sizable recreational area, an extra bedroom, and a bathroom for added convenience. Refined details like glass block sidelights in the family room and den contribute to the home's polished aesthetic. Practical upgrades such as abundant closet space, a Nest thermostat, air conditioning, a newer water softener, and a newer roof enhance comfort and efficiency. Outside, the private yard is thoughtfully landscaped, featuring a poured concrete patio, an expansive grassy area, and a wooden patio adorned with a charming gazebo. Mature trees, garden beds, and a shed further enhance the tranquil ambiance of this oasis. Conveniently situated in the heart of the



community, this home is just a stone's throw away from schools, shops, golf courses, and the beloved Nose Hill Park. Easy access to nearby major routes ensures seamless connectivity to all city areas. Don't miss the opportunity to experience this exceptional property firsthandâ€”schedule your viewing today! Offers, if any, will be reviewed at 11:00 am on Sunday, 17th Mar 2024

Built in 1958

Essential Information

MLS® #	A2112890
Price	\$699,000
Sold Price	\$753,275
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,190
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	48 Calandar Road Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0P6

Amenities

Parking	Off Street
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Interior

Interior Features	Double Vanity, Granite Counters, No Smoking Home, Open Floorplan,
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	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 18th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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