

# \$599,900 - 57 Confederation Villas Nw, Calgary

MLS® #A2113586

**\$599,900**

2 Bedroom, 2.00 Bathroom, 1,307 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

Welcome to this immaculate and renovated home in the prestigious neighbourhood of Collingwood. This bungalow is in pristine condition with every detail attended to by the caring homeowner. The living room, with its vaulted ceilings and gleaming hardwood floors (which expand through the unit aside from kitchen/bathrooms) is very bright and open. The kitchen has been beautifully renovated with granite counters, a large island, glass backsplash, undercounter lighting and updated ceilings (no sunshine ceiling) with pot lights. The kitchen's modern Torley floors are high quality and easy to clean. The adjacent breakfast nook is situated next to the back deck where you can enjoy your morning coffee with a view of the gardens.

The master retreat is luxurious and spacious, with a peaceful view of trees out the bay window. A stunning stained-glass door leads to your ensuite with an impressive marble walk-in shower, dual sinks and granite countertops. The master walk-in closet also has a custom California closet organizing system. This home also has a newer 2017 furnace, new vinyl windows and Hunter Douglas blinds.

The basement has been completely reinsulated and offers plenty of space for renovating, arts and crafts, or storage. There is absolutely nothing you need to do here but move in and enjoy the beauty of this home and



the wonderful community of residents. This quiet complex is ideally situated near Confederation park, schools, shopping, main arteries, the Calgary Winter Club etc. It's a perfect home for those that desire a maintenance free lifestyle, with gorgeous gardens and grounds to enjoy, plus low condo fees! There are no age restrictions, and pets are allowed with board approval.

Built in 1989

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2113586               |
| Price          | \$599,900              |
| Sold Price     | \$630,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,307                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 57 Confederation Villas Nw |
| Subdivision | Collingwood                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2L 2K9                    |

**Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Community Gardens, Park, Visitor Parking |
| Parking Spaces | 2                                        |
| Parking        | Double Garage Attached, Insulated        |

## Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Washer, Window Coverings                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                          |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Garden, Private Entrance                 |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped |
| Roof              | Asphalt Shingle                                              |
| Construction      | Brick, Stucco                                                |
| Foundation        | Wood                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | March 29th, 2024 |
| Days on Market | 8                |
| Zoning         | M-CG d19         |
| HOA Fees       | 0.00             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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