

\$899,900 - 75 Canyon Drive Nw, Calgary

MLS® #A2123920

\$899,900

5 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

Welcome to your new home in the coveted NW community of Collingwood! This stunning 5-bedroom, 4-level split family residence exudes warmth and charm, boasting over 2400sq ft of living space. Situated on an expansive 60ft wide lot, this property epitomizes the real estate mantra: Location, Location, Location! As you approach, you'll be captivated by the enchanting curb appeal, highlighted by elegant brick accents adorning the facade. Step into your private oasis, complete with a spacious backyard featuring a deck, patio, and captivating views of downtown. Elevated gracefully from the street, this home has been thoughtfully updated throughout the years, ensuring modern comfort and style. The main floor welcomes you with an open layout encompassing the living room with a wood-burning fireplace, dining room, and kitchen areas seamlessly connected to your private deck space through sliding doors. Upstairs, discover three bedrooms alongside a generously sized primary bedroom and a renovated bathroom. Descending to the lower level, a cozy family room awaits, complete with a gas fireplace, perfect for intimate gatherings. Additionally, find a formal den and two more bedrooms, offering versatility and ample space for your lifestyle needs. This home boasts many updates, including vinyl windows, roof, mechanicals, kitchen, flooring, fresh paint and more. A standout feature of this property is the newer oversized double garage, built-in 2007



(23x23), providing ample room for your vehicles and storage needs. Perfectly positioned, this home offers unparalleled convenience, proximity to great area schools, U of C, Hospitals, C-Train, Nosehill Park, Winterclub, and easy access to downtown Calgary and the mountains. Take advantage of this exceptional opportunity to embrace living in one of Calgary's most sought-after neighbourhoods.

Built in 1959

Essential Information

MLS® #	A2123920
Price	\$899,900
Sold Price	\$919,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	75 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0R2

Amenities

Parking Spaces	4
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Parking	Double Garage Detached
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Interior

Interior Features	Chandelier, No Smoking Home, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Private, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 30th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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