

\$1,388,800 - 16 Calandar Road Nw, Calgary

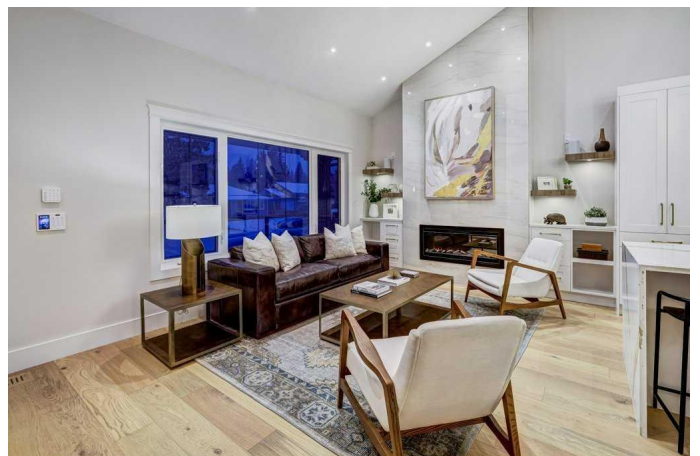
MLS® #A2130794

\$1,388,800

5 Bedroom, 4.00 Bathroom, 1,773 sqft
Residential on 0.14 Acres

Collingwood, Calgary, Alberta

Open House this Sunday, May26 from 2-4 PM. Bellevue Custom Homes and MasterCraft Renovations proudly presents their Collingwood Showhome. As a Showhome, there are far too many extras and custom features to mention in this writeup and the photos do not do this home justice. With five bedrooms and three and a half baths, this home caters to many different needs. Conveniently located within a 10-minute drive to Downtown, Market Mall, Foothills Hospital, and SAIT, and 6 minutes to the University of Calgary, enjoy easy access to urban amenities. Excellent schools such as St. Margaret Elementary and St. Francis High School are within walking distance, while Nose Hill Park and Confederation Park offer recreational opportunities just minutes away. You will not be able to ignore the quality and passion that has built this home. Situated in the esteemed Collingwood neighborhood, 16 Calandar Road NW boasts an enviable location within the Triwood area, renowned for its lush green spaces and established community vibe. Boasting a beautiful and very private rear and side yards, this property offers a sense of spaciousness rarely found in communities like this. This meticulously complete landscaped property features thoughtful design, including custom cedar decks, a flagstone back patio, and a fully sodded lawn. Architectural details such as exposed retaining walls with lighting and beautifully curated trees add to the allure of



the outdoor space. James Hardie siding and paneling enhance the home's aesthetic appeal while ensuring durability for years to come. The property boasts modern utility services, including new electrical service and high-speed underground fiber optic internet wiring. A new 200 amp panel in the garage, along with provisions for an Electric Vehicle Charging Station, catering to contemporary needs. Smart home technology abounds offering Remote Systems for lighting and security from anywhere in the world via smartphone. The Brilliant Smart Controller enables access to the included Sonos Speaker System globally, while a Ring Security System provides peace of mind. The Wisen Halo locking system ensures top-tier security, with exterior locks controllable via keypad or smartphone. The kitchen is equipped with very high end custom appliances, including Bosch Benchmark and Subzero. Accent lighting throughout enhances functionality, while ample storage solutions cater to convenience. This home represents the epitome of luxurious living in Calgary's sought-after Collingwood neighborhood. From its meticulously landscaped exterior to its state-of-the-art interior features and smart home technology, this property offers unparalleled comfort, convenience, and security for discerning buyers. Please note, as this home is considered a new home by CRA, GST is payable. GST is included in the listed price.

Built in 1959

Essential Information

MLS® #	A2130794
Price	\$1,388,800
Sold Price	\$1,371,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,773
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	16 Calandar Road Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0P6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood, Washer, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	June 7th, 2024
Days on Market	29
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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