

\$639,000 - 49 Confederation Villas Nw, Calgary

MLS® #A2132651

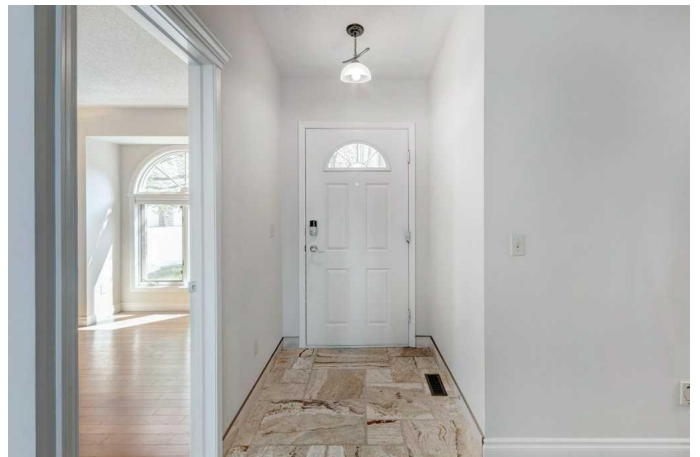
\$639,000

2 Bedroom, 2.00 Bathroom, 1,444 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

PRICE IMPROVEMENT - Welcome to this immaculate and renovated villa bungalow in the coveted NW neighbourhood of Collingwood. This pristine home presents a wonderful floorplan in over 1,400 square feet on the main level. The living room, with its vaulted ceilings and hardwood floors (which expand through the unit aside from kitchen/bathrooms) is very bright and open. The kitchen has been beautifully renovated with quartz counter tops, full height tile backsplash, pot lights and travertine flooring. The adjacent breakfast nook is situated next to the back deck where you can enjoy your morning coffee or casual meals. The dining room is spacious enough for larger or formal gatherings or entertaining. The spacious master retreat boasts a luxurious ensuite with dual granite vanity and walk-in shower. The second bedroom is down the hall across from the renovated 4-piece bathroom. A sunny den at the front of the home features a built-in cabinet. Your main floor laundry make single-level easy and the heated double garage adds convenience. The basement is ready for additional development into living space or storage. With the neutral palette and numerous upgrades, there is absolutely nothing you need to do here but move in and enjoy the elegance of this home and the wonderful community of residents. This quiet complex is ideally situated near Confederation Park and golf course, schools, shopping, main transportation corridors, the Winter Club and U



of C with a quick commute to downtown.
Itâ€™s a perfect home for those desiring a maintenance-free lifestyle, with gorgeous gardens and grounds to enjoy with reasonable condo fees. There are no age restrictions and pets are allowed with board approval. Units rarely come up for sale so book your showing before it's gone.

Built in 1989

Essential Information

MLS® #	A2132651
Price	\$639,000
Sold Price	\$629,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,444
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	49 Confederation Villas Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2K9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 15th, 2024
Date Sold	July 14th, 2024
Days on Market	60
Zoning	M-CG d19
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.