

\$749,900 - 74 Confederation Villas Nw, Calgary

MLS® #A2143260

\$749,900

3 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

Welcome to the exclusive gated community of Confederation Villas that lays beside the natural beauty of Confederation Park and Golf Course! Rarely do properties come up in this well managed and maintained complex. This unit is tucked back with a south facing backyard that overlooks lush and tranquil green space and showcases a convenient walkout with covered patio. Boasting over 2,890 sq. ft of thoughtfully designed living space with 2 bedrooms plus a den/office on the main floor as well as a convenient laundry room. An open and bright living room showcases vaulted ceilings and is highlighted by a large picture window. A spacious dining room offers plenty of room for friends and family to gather and entertain while a bright kitchen is adorned with natural light flooding in from the abundance of windows and showcases beautiful oak cabinets, ample cupboard space, laminate counters and generous breakfast nook that opens up to the exterior low maintenance composite deck where you can enjoy your morning coffee or relax with a glass of wine. The expansive primary retreat features bay windows overlooking green space, a walk-in closet with built-in storage and 5 piece ensuite with dual sinks, separate shower, and jetted tub. An additional bedroom with ample storage space, 4 piece main bath and laundry/mud room provides direct access to the double attached garage. The lower walk-out level is the perfect entertaining space with access to a covered



patio. A large family room with brick surround gas fireplace and adjacent games area presents built-in shelves. An extensive storage room offers plenty of space for all your seasonal storage and workshop within the utility room is perfect for those that like to tinker. The storage room is quite large and can be easily transformed into an exceptional games/gym area. A convenient third bedroom and 4 piece guest bath complete the level. There's a wonderful sense of community within this complex as neighbours gather and enjoy walks, the gardens, and Thirsty Thursdays together in the common outdoor area featuring a pond and courtyard. This complex is in a prime location and steps to a church, bus transit, several schools, shopping, the Calgary Winter Club, and Confederation Golf Course. Come see for yourself, how this impeccable unit is ready for you to move in and enjoy. It yours to call home to today.

Built in 1989

Essential Information

MLS® #	A2143260
Price	\$749,900
Sold Price	\$754,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,457
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	74 Confederation Villas Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2K9

Amenities

Amenities	Community Gardens, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Lawn, Garden, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 25th, 2024
Days on Market	4
Zoning	M-CG d19

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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