

\$449,000 - 1, 55 Collingwood Place Nw, Calgary

MLS® #A2151047

\$449,000

2 Bedroom, 3.00 Bathroom, 1,069 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

Welcome to your dream townhouse. This lovely two-storey property features 2 spacious bedrooms and 2.5 baths and is located on a cul-de-sac surrounded by high end properties.

As you step inside, you'll be greeted by an abundance of natural light streaming through oversized windows complete with custom window coverings. The main floor features a thoughtfully designed kitchen equipped with a breakfast bar, ample counter space, maple cabinets and a convenient walk-in pantry. A discreetly tucked-away powder room adds to the functionality of the space. High-quality vinylplank flooring was recently installed on the main level. Retreat to the primary bedroom, which offers a sparkling clean 4-piece ensuite and a generous walk-in closet. The second floor is completed by a spacious secondary bedroom and another well-appointed four-piece bath. The unfinished basement presents an opportunity for you to finish the space to your standards. The space currently houses newer front-loading laundry washer / dryer and a workshop. This home has been well maintained with a newer refrigerator, brand new dishwasher and the hot water tank was replaced in 2017. There is a parking stall conveniently located at the back of the complex and there is plenty of street parking. Located just steps away from an off-leash dog park, Nose Hill Park, Confederation Park and Golf Course, this townhouse is ideal for outdoor enthusiasts. Families will appreciate the proximity to all levels of schooling,



including elementary Spanish immersion programs, the University of Calgary. and SAIT. With easy access to the city center, Brentwood, and Market Mall, this is an amazing property!

Built in 2008

Essential Information

MLS® #	A2151047
Price	\$449,000
Sold Price	\$458,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,069
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 55 Collingwood Place Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B3

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No
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	Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Corner Lot, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 6th, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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