

\$1,000,000 - 4020 Commanche Road Nw, Calgary

MLS® #A2158135

\$1,000,000

5 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.22 Acres

Collingwood, Calgary, Alberta

THIS is a 2300 square foot bungalow â€“ WITH - a triple garage in the heart of Foothills Estates on an OVER-SIZED - (72.5 feet x 130.0 feet lot on quiet street). *** MINUTES from *** â€“ Downtown â€“ U of Calgary -- SAIT â€“ Foothills Hospital â€“ NEW Cancer Centre â€“ Calgary International Airport - and â€“ several major traffic arteries. Walking distance to several community & area parks. TRULY an amazing LOCATION & PROPERTY.

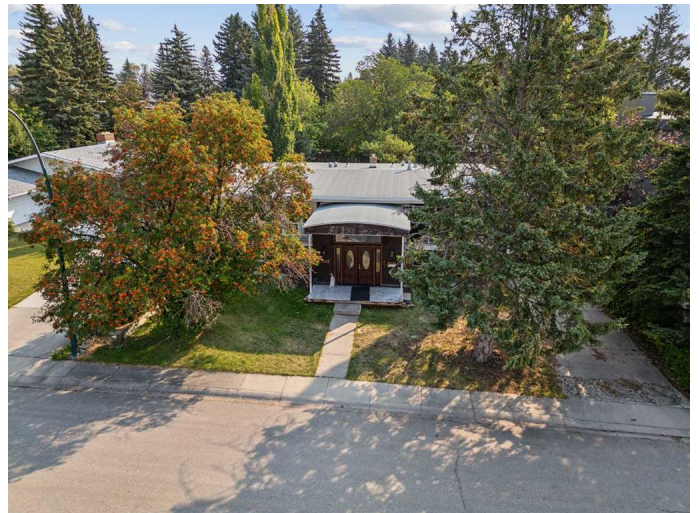
*** OPTION #1 *** move in and renovate and personalize at your leisure (NOTE: almost 5000 total square feet of great family space / multi-generational home)

*** OPTION #2 *** renovate and personalize home - AND â€“ potentially add a large suite â€“ great area to rent (NOTE: must confirm with City / and conform to the recently approved â€œ Higher Density Guidelinesâ€•)

*** OPTION #3 *** do a major renovation and have an AMAZING home and an AMAZING property in a TERRIFIC location.

*** OPTION #4 *** remove the existing home and garage and BUILD the new DREAM home which is happening to many of the homes in this area â€“ the area supports prices from \$2.5 million â€“ to â€“ 3.5 million PLUS (NOTE: the home next door sold for \$2.8 million in 2014, where values are up from there.

*** CALL your FAVORITE *** â€“ Realtor â€“ Builder â€“ Architect â€“ Developer -or â€“



come by our Open House Saturday & Sunday
â€“ from â€“ 1:30 PM to 4:00 PM -- come
CHECK-it-OUT â€“ it is worth the visit!

Built in 1966

Essential Information

MLS® #	A2158135
Price	\$1,000,000
Sold Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,293
Acres	0.22
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4020 Commanche Road Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L0N8

Amenities

Parking Spaces	6
Parking	Triple Garage Detached

Interior

Interior Features	Bookcases, Laminate Counters, Natural Woodwork, Storage
Appliances	Built-In Refrigerator, Dishwasher, Gas Range, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Rock Outcropping, Treed
Roof	Flat Torch Membrane
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 18th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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