

\$919,000 - 42 Canyon Drive Nw, Calgary

MLS® #A2160102

\$919,000

2 Bedroom, 2.00 Bathroom, 1,671 sqft
Residential on 0.17 Acres

Collingwood, Calgary, Alberta

An exceptional union of design, craftsmanship and function seamlessly come together to create this outstanding home with over 3000 square feet of living space, with understated quality that is inviting and warm. An ideal property for a professional couple or empty nesters, but easily adapted for a young family looking to build on the foundations of a strong home and community. Open the door to a home

that is right for your lifestyle and your interests:

Cooks - a gourmet kitchen by Denca featuring appliances from Thermadore, Viking and Miele, with gorgeous walnut and bamboo details, extensive storage featuring drawers within drawers and endless counter space.

Gardeners - this large 7,200 square foot lot features an irrigation system in the backyard, low-voltage lighting and

new decking by Azek in front, mature trees front and back for beauty and privacy, large flower beds and a garage with attached sunroom / garden room to extend the seasons.

Entertainers - the large living and dining rooms can host large get-togethers or can be closed off into more intimate spaces with vertical grain Douglas Fir doors with reeded glazing, making it ideal for casual or more formal affairs. Enjoy summer relaxation and dining outdoors with a secluded outdoor dining space and seating areas under the canopy of mature trees and trellises. Wood workers, textile artists, painters and other makers “take advantage of a large hobby room with



42 Canyon Dr NW - 08.21.2024
Main - 1,671.33 SQ.FT./ 155.27 M2
Basement - 1,400.43 SQ.FT./ 130.10 M2
RMS Area - 1,671.33 SQ.FT./ 155.27 M2
With Below Grade - 3,071.76 SQ.FT./ 285.37 M2



abundant light, sound insulation and more power outlets than youâ€™ll ever need (including 220 volt outlets) to pursue your creative endeavours. Not to forget an exercise room should you feel inspired and ample storage for all your stuff. This homeâ€™s floor plan is ideally laid out to maximize flow and utility while providing privacy for work or relaxation, and could be efficiently re-worked back into a two or three upstairs bedroom floor plan. Finally, the oversized single garage by Studio North features a sunroom annex and mezzanine for additional storage, and is roughed in for in-slab heat. The quiet Collingwood neighbourhood is valued for its easy access to downtown, schools, U of C and SAIT, the popular John Laurie dog park, Nose Hill park and Confederation golf course, making this a popular and sought-after area of Calgary. This very loved home is ready for your lifestyle and dreams.

Built in 1960

Essential Information

MLS® #	A2160102
Price	\$919,000
Sold Price	\$914,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,671
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	42 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L0R3

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Insulated, Off Street, Oversized, Parking Pad, See Remarks, Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Metal Counters, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, European Washer/Dryer Combination, Garage Control(s), Gas Range, Oven-Built-In, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	August 29th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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