

\$1,124,900 - 80 Cromwell Avenue Nw, Calgary

MLS® #A2168115

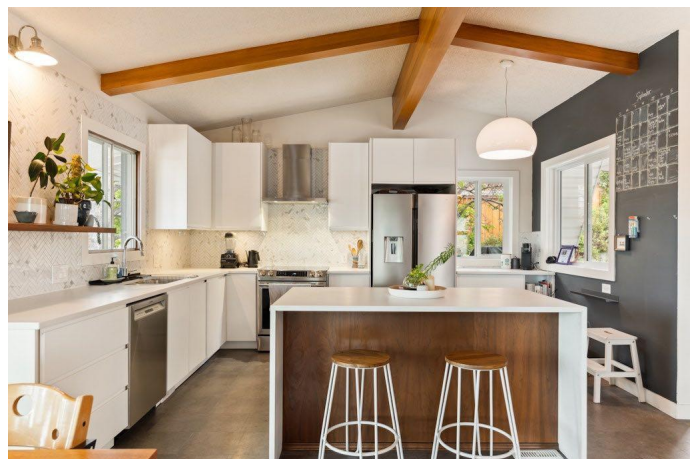
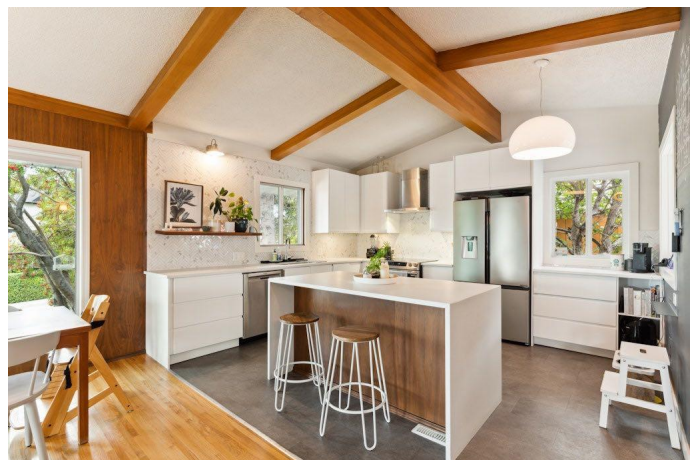
\$1,124,900

5 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.22 Acres

Collingwood, Calgary, Alberta

Rare opportunity to purchase a unique and beautifully updated bungalow in the prestigious Foothills Estates. Beautifully appointed sprawling bungalow perched on a huge and prime corner lot that's approx. 75ft x 127ft. Enjoy the Downtown and Mountain views from the south and west facing wrap-around patio as well as the living room. This stunning home is the perfect mix between a mid-century gem and modern convenience. Offering 3 bedrooms on the main level, 2 bedrooms on the lower level, 3 bathrooms and a triple detached garage. So much parking on-site for a total of 7 spots - 3 indoor garage spots, 3 driveway spots and 1 RV parking spot next to the garage on the east side. 1 of the single garage doors also opens into the backyard oasis. Fully landscaped front and back yards with mature trees, plants and shrubs. You'll never want the summer nights to end in this backyard with the newer pressure treated wood deck with built-in benches and garden beds, a concrete pad that's an ideal spot to set up patio furniture to entertain and relax on while having the luxury of privacy with tall trees and few neighbours. The backyard can even accommodate your fur family members with the gravel dog-run area with breezeblock fencing. Live in comfort during Calgary's warm summers with central air conditioning! This gorgeous and thoughtful kitchen design offers an island with a quartz waterfall countertop and bar height seating, stainless steel appliances, George Nelson



inspired light fixtures, herringbone tile backsplash, tons of storage and counter space including an ideal spot for a coffee bar set up and a chalkboard wall. Off the kitchen is a walk-in pantry with additional storage space and a laundry area with front load laundry machines. Enjoy spending time in the living room while appreciating the preserved architectural features like the vaulted exposed beam ceiling, looking out the windows with the elevated views or getting cozy next to the gas fireplace. Down the main hallway is the primary bedroom with a 2pc en-suite bathroom, 2 additional bedrooms and a full 4pc bathroom. The fully developed lower level is comfortable with 2 bedrooms, a 3pc bathroom, family room, workout area, and plenty of storage space. Perfectly positioned, this home offers unparalleled convenience, proximity to great schools, University of Calgary, multiple Hospitals (Foothills, Childrens and the soon to open Cancer Centre), Nosehill Park, The Calgary Winterclub, Confederation Golf Course and easy access to downtown and the mountains. Take advantage of this exceptional opportunity to embrace living in one of Calgary's most sought-after neighbourhoods.

Built in 1962

Essential Information

MLS® #	A2168115
Price	\$1,124,900
Sold Price	\$1,124,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.22

Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	80 Cromwell Avenue Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0M7

Amenities

Parking Spaces	7
Parking	RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Built-in Features, See Remarks, Natural Woodwork, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Yard, Garden, Landscaped, Corner Lot, Front Yard, See Remarks
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	November 20th, 2024
Days on Market	56
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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