

# \$749,900 - 35 Collingwood Place Nw, Calgary

MLS® #A2238572

## \$749,900

3 Bedroom, 1.00 Bathroom, 1,126 sqft

Residential on 0.13 Acres

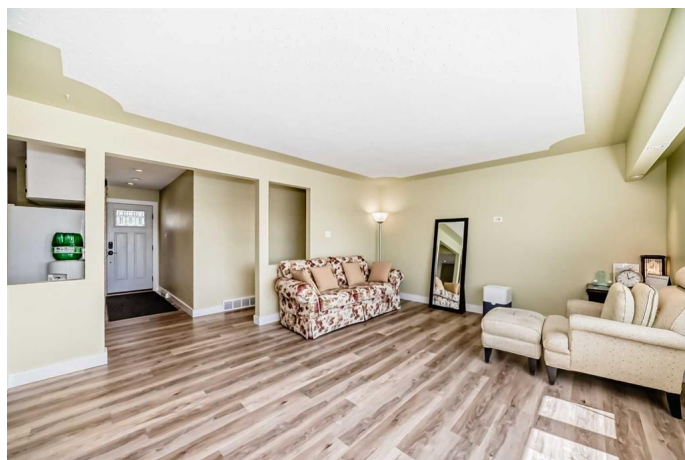
Collingwood, Calgary, Alberta

Price reduced! Fantastic 3 bedoom bungalow with a sunny south back with downtown views!! This move-in ready home is located on a quiet cul-de-sac in the heart of Collingwood just steps to St Francis High School, Senator Patrick Burns Junior High School and Brentwood School and St Luke Elementary Schools. The home itself boasts gorgeous hardwood flooring, upgraded windows (some triple pane), a newer furnace, Hot water Tank, and Air Conditioning! The unfinished lower level features larger, south windows letting in ample south light. Note the full width steel beam offering solid support! Out back, enjoy the sunny south yard and single detached garage! There is ample parking out front and lots of public transit close by on Northmount Drive. Enjoy easy access to the University of Calgary, Foothills hospital, and SAIT! A Great location to call home!

Built in 1959

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238572  |
| Price          | \$749,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,126     |
| Acres          | 0.13      |
| Year Built     | 1959      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 35 Collingwood Place Nw |
| Subdivision | Collingwood             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L0R1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Unfinished                                                          |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Lane, City Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Wood Frame                                                          |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 48             |
| Zoning         | M-C1           |

### Listing Details

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