

# \$715,000 - 35 Collingwood Place Nw, Calgary

MLS® #A2256051

**\$715,000**

3 Bedroom, 1.00 Bathroom, 1,121 sqft  
Residential on 0.13 Acres

Collingwood, Calgary, Alberta

Sunny 3-Bedroom Bungalow South facing backyard with Downtown Views! This move-in ready home is perfectly positioned on a quiet cul-de-sac in the heart of Collingwood, just steps to St. Francis High School, Senator Patrick Burns Junior High, Brentwood School, and St. Luke Elementary.

Enjoy bright, welcoming living spaces complemented by beautiful Deluxe Vinyl plank flooring throughout. The Kitchen and living areas are filled with natural light from large windows, including upgraded triple-pane windows, creating a warm and welcoming atmosphere. Comfort and efficiency are ensured with a newer furnace, hot water tank, and central air conditioning. The unfinished lower level features oversized south-facing windows, ready for development, along with a full-width steel beam for solid structural support.

Step outside to a sunny South backyard, perfect for relaxing or entertaining, and a single detached garage. With nearby public transit on Northmount Drive and easy access to the University of Calgary, Foothills Hospital, and SAIT, this home offers both convenience and lifestyle.

A bright, well-located home with 3 bedrooms, upgrades throughout, and a sunny south backyard—ideal for families or anyone looking to enjoy the best of Collingwood living.



Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256051    |
| Price          | \$715,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,121       |
| 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 | T2L 0R1                 |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 1                    |
| Zoning         | M-C1                 |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

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