\$915,000 - 24 Canyon Drive Nw, Calgary

MLS® #A2253401

\$915,000

4 Bedroom, 2.00 Bathroom, 1,158 sqft Single Family on 0.14 Acres

Collingwood, Calgary, Alberta

HOME SWEET HOME! Now is your rare opportunity to own a one of a kind bungalow situated in the heart of one of NW Calgary's most popular and sought-after communities, Collingwood. This **EXCEPTIONALLY RENOVATED** BUNGALOW offers 4 bedrooms, 2 bathrooms, a FRESHLY UPDATED BASEMENT, 2,255+ SQFT of modern living space throughout, charming curb appeal with an inviting front porch/deck and unbeatable location steps from Nose Hill Park, Confederation Park and Confederation Golf Course. Heading inside you will be impressed by the flawless open concept floor plan with stunning hardwood flooring. The main floor offers a sun-drenched south facing living room with a chic electric fireplace, formal dining area and a modern gourmet chef's kitchen with stone white quartz countertops, massive island, white panel soft close custom cabinets with black handles, white tiled backsplash and black appliances. Completing the main floor is a bright foyer, 2 generous sized bedrooms and the primary retreat with a walk in closet with built-in shelving and an upgraded 4 piece bathroom with a tiled stand-up shower and relaxing soaker tub. The newly renovated basement offers a living room/recreation room with a gas fireplace, a 4th bedroom with Egress windows, spacious laundry room with additional storage space and another updated 3 piece bathroom with a stand-up shower. UPGRADES include newer furnace, newer hot







water tank, newer windows and upgraded city sewage pipes. Outside, you will find a single oversized detached garage with additional driveway parking, front porch with glass railings to enjoy your beautiful summer days, beautifully manicured backyard with a deck, patio stones and mature trees to add to your privacy. You will not find a better location, walking distance to the University of Calgary, Calgary Winter Club, Nosehill Park, Confederation Park, the LRT, shopping, parks, schools, major roadways and other major amenities. MUST VIEW! Book your private viewing of this GEM today! (id:6289)

Built in 1958

Essential Information

Listing # A2253401 Price \$915,000

Bedrooms 4

Bathrooms 2.00
Square Footage 1,158
Acres 0.14
Year Built 1958

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 24 Canyon Drive Nw

Subdivision Collingwood

City Calgary
Province Alberta
Postal Code T2L0R3

Amenities

Amenities Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping

Features Treed, Back lane, PVC window, Closet Organizers, No Smoking Home

Parking Spaces 5

Parking Detached Garage

of Garages 1

View View

Interior

Appliances Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave,

Oven - Built-In, Hood Fan, Window Coverings

Heating Forced air

Cooling None

Fireplace Yes

of Fireplaces 2

of Stories 1

Has Basement Yes

Exterior

Exterior Brick, Composite Siding, Stucco

Exterior Features Landscaped Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.





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Listing information last updated on November 4th, 2025 at 1:01pm PST