

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

MLS® #A2253401

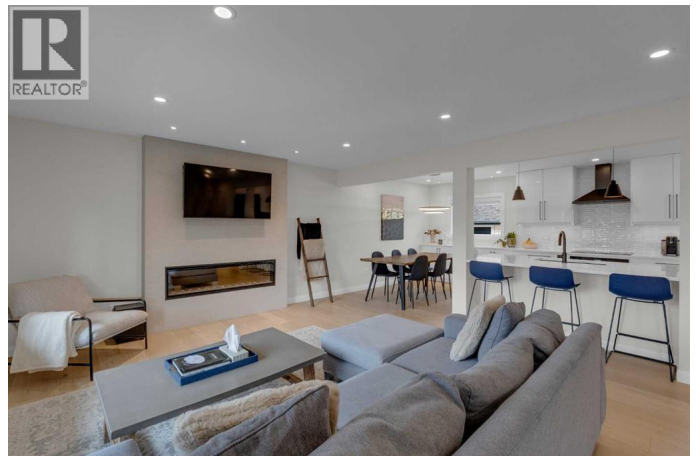
**\$915,000**

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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