

\$699,000 - 43 Canyon Drive Nw, Calgary

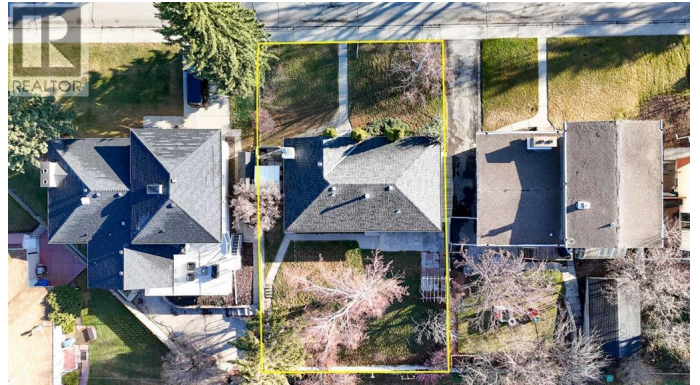
MLS® #A2255806

\$699,000

3 Bedroom, 1.00 Bathroom, 1,087 sqft
Single Family on 0.14 Acres

Collingwood, Calgary, Alberta

INVESTORS! This is an incredible investment opportunity. Located on a quiet street in the sought-after neighborhood of Collingwood. This property offers the perfect canvas for builders, renovators, or homeowners seeking to create their dream home in a prime location. Previous owners have obtained an approved development permit for two detached dwellings, a process that typically takes up to 6 months to complete, saving builders valuable time and money. The value between approved development permits and holding costs is roughly \$40,000. With stunning city views, this lot is surrounded by some of the best amenities Calgary has to offer. Just minutes away from Nose Hill Park, Confederation Park, and the renowned Confederation Golf Course, this location is perfect for those who enjoy outdoor activities. You'll also find tennis courts, dog parks, West Confederation bike track, and multiple schools nearby. Whether you are an outdoor enthusiast or seeking convenience, everything you need is just around the corner. The property is ideally situated just a 5 minute drive to both SAIT and the University of Calgary, making it a fantastic choice for students, faculty, or anyone looking for easy access to these educational institutions. A quick 10 minute drive will take you to the vibrant Kensington area, where you will find an array of shops, restaurants, and entertainment options. This is a fantastic opportunity for builders or renovators to create something truly special in one of Calgary's most desirable



neighborhoods. Don't miss out! (id:6289)

Built in 1959

Essential Information

Listing #	A2255806
Price	\$699,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,087
Acres	0.14
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	43 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
Province	Alberta
Postal Code	T2L0R2

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Treed, Back lane
Parking Spaces	1
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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Listing information last updated on October 13th, 2025 at 12:56pm PDT