# \$822,500 - 3 Canyon Drive Nw, Calgary

MLS® #A2220331

#### \$822,500

4 Bedroom, 3.00 Bathroom, 1,014 sqft Residential on 0.14 Acres

Collingwood, Calgary, Alberta

\*OPEN HOUSE SAT & SUN, MAY 24 & 25, 12:00 - 2:00pm\* FULLY RENOVATED!! Everything in this property is BRAND NEW!! Located on the CORNER of a VERY QUIET STREET in the extremely sought after community of COLLINGWOOD, is this 4 BEDROOM + 3 FULL BATHROOM property has been completely remodelled from the interior to the exterior! This home has NEW PLUMBING, FLOORING, DOORS, 200amp ELECTRICAL, NEW KITCHEN, BATHROOMS, APPLIANCES, FURNACE, TANKLESS INSTANT HOT-WATER SYSTEM. and A NEW FULLY FINISHED BASEMENT! The exterior is also ALL NEW, including the ROOF, CONCRETE WALKWAYS, STUCCO EXTERIOR, and MAINTENANCE-FREE BACKYARD! The GARAGE is HEATED and INSULATED with UPGRADED ELECTRICAL, and an EV CHARGER.

Built in 1958

# **Essential Information**

MLS® # A2220331
Price \$822,500

Bedrooms 4

Bathrooms 3.00

Full Baths 3

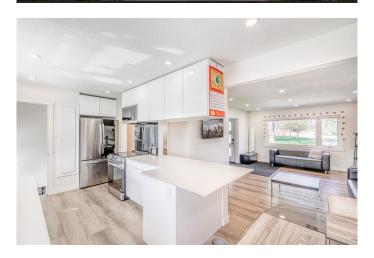
Square Footage 1,014

Acres 0.14

Year Built 1958







Type Residential Sub-Type Detached Style Bungalow Status Active

# **Community Information**

Address 3 Canyon Drive Nw

Subdivision Collingwood

City Calgary County Calgary Province Alberta Postal Code T2L 0R2

#### **Amenities**

1 **Parking Spaces** 

**Parking** Single Garage Detached, 220 Volt Wiring

# of Garages 1

#### Interior

Interior Features Stone Counters

Dishwasher, Electric Stove, **Appliances** Microwave Hood Fan, Refrigerator,

Washer/Dryer

Forced Air Heating

Cooling None Has Basement Yes

Exterior Entry, Finished, Full Basement

#### **Exterior**

**Exterior Features** Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Stucco Construction

**Poured Concrete** Foundation

#### **Additional Information**

Date Listed May 13th, 2025

Days on Market 10

R-CG Zoning

# **Listing Details**

# Listing Office CIR Realty

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