

# \$939,800 - 24 Canyon Drive Nw, Calgary

MLS® #A2253401

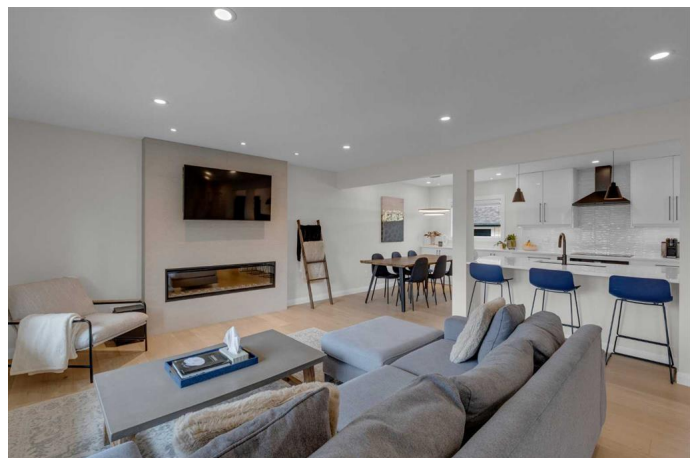
**\$939,800**

4 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential 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!

Built in 1958

### **Essential Information**

MLS® #	A2253401
Price	\$939,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	24 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0R3

### **Amenities**

Parking Spaces	5
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Gas, Gas Log, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Cedar, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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