

# \$449,000 - 3, 55 Collingwood Place Nw, Calgary

MLS® #A2253421

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,017 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

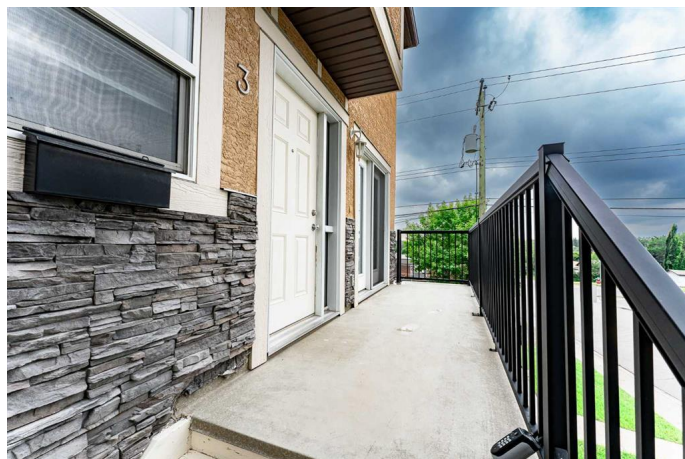
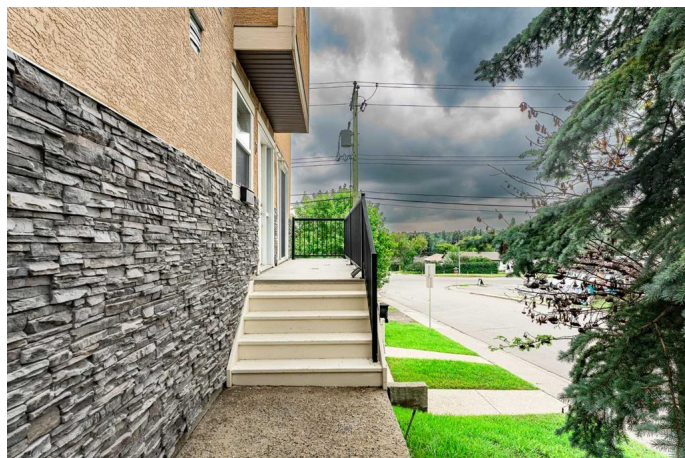
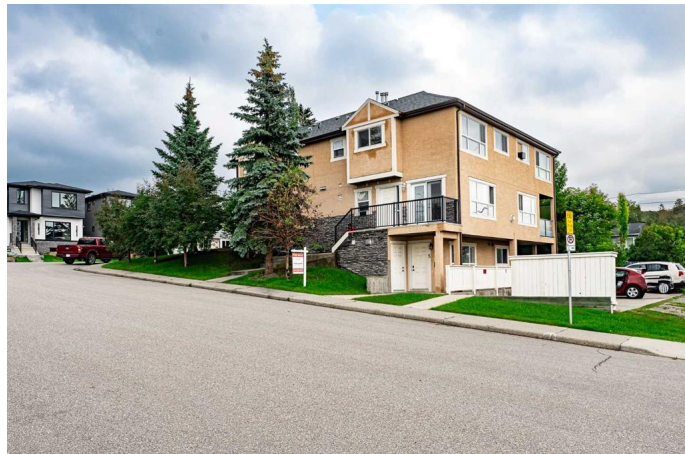
Amazing location! Very well managed 5 unit complex. Chance to live an inner-city life in a very well renovated 2-storey townhouse with two good size bedrooms & low Condo fee. Open concept kitchen with a big pantry and quartz countertop and freshly painted cabinets. Big windows with south exposure bring a lot of natural light for the living and dining rooms. . Utility room with brand new (2024) washer and dryer, storage space and a half bathroom very conveniently located on the main floor. Main floor & the second level is upgraded by 7mm vinyl with fabulous nosing on the staircase & is backed with freshly painted walls. A bright and big master bedroom on the second floor will offer you a 3pc bathroom, walk-in closet, and still has enough room for a computer table to study or do your business. Another bedroom and 3pc bathroom, closet storage for your linens will complete the second level. A big balcony is another bonus for this unit. Close to many amenities including University of Calgary, SAIT, steps away schools (Elementary-High), shopping, parks, Foothills and Children Hospitals, very well connected with bus routes. & just minutes of driving to the city downtown. This unit has an assigned parking stall.

Built in 2008

## Essential Information

MLS® #

A2253421



|                |               |
|----------------|---------------|
| Price          | \$449,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,017         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3, 55 Collingwood Place Nw |
| Subdivision | Collingwood                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2L0R1                     |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Laundry, Parking, Playground, Snow Removal, Trash, Visitor Parking, Golf Course, Park |
| Parking Spaces | 1                                                                                     |
| Parking        | Parking Pad, 220 Volt Wiring, Assigned, Off Street, Outside                           |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)                               |
| Appliances        | Dishwasher, Electric Range, Range Hood, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, Gas Water Heater |
| Heating           | Natural Gas, Floor Furnace                                                                                                     |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Dining Room                                                                                                               |
| Basement          | None                                                                                                                           |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony                                             |
| Lot Description   | Lawn                                                |
| Roof              | Asphalt Shingle                                     |
| Construction      | Concrete, Stucco, Wood Frame, Mixed, Shingle Siding |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 63                  |
| Zoning         | M-C1                |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Save Max Real Estate Inc. |
|----------------|---------------------------|

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