

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

MLS® #A2253401

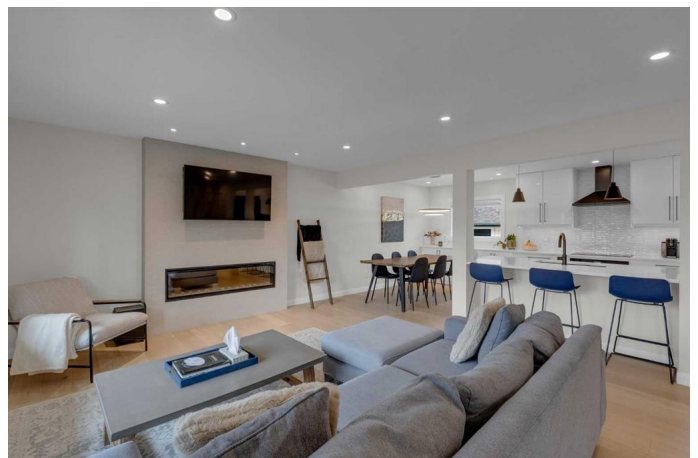
**\$915,000**

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          | \$915,000   |
| 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, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop                                                                           |
| Heating           | Forced Air                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                           |
| Fireplaces        | Electric, Family Room, Gas, Living Room, Basement, Gas Log                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                              |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 56                  |
| Zoning         | R-CG                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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