

# \$745,000 - 43 Canyon Drive Nw, Calgary

MLS® #A2208399

**\$745,000**

3 Bedroom, 1.00 Bathroom, 1,087 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

Welcome to this 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. On top of that the hot water tank was just replaced in October!

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, the West Confederation bike track, and multiple schools nearby. Whether you're 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'll 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 outâ€”contact us today for more information or to schedule a viewing!

Built in 1959

**Essential Information**

MLS® #	A2208399
Price	\$745,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,087
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	43 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0R2

**Amenities**

Parking Spaces	1
Parking	Off Street

**Interior**

Interior Features	Bar, Laminate Counters, Storage
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Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air, Wood, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed, Gentle Sloping, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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