

# \$459,900 - 3, 55 Collingwood Place Nw, Calgary

MLS® #A2213090

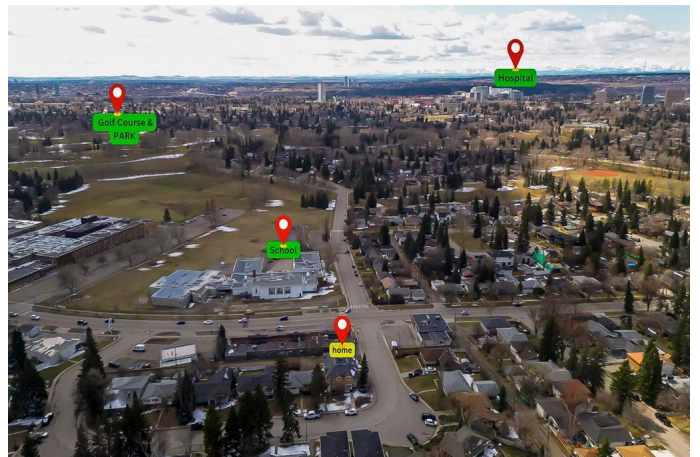
**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

LOCATION LOCATION LOCATION ! Chance to live an inner-city life in a very well managed 2-storey townhouse with two good size bedrooms & low Condo fee. Open concept kitchen with a big pantry and maple cabinets equipped with 2023 newer range hood, 2025 Newer Electric Range, 2025 Water heater. Eating area has a raised kitchen countertop, good for a quick breakfast, coffee or glass of wine with your friends and enjoy the beautiful view of the city. 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 (2024) 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® #         | A2213090      |
| Price          | \$459,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,015         |
| 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 | T2L 0R1                    |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Snow Removal          |
| Parking Spaces | 1                     |
| Parking        | Assigned, Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Pantry, Walk-In Closet(s), French Door                |
| Appliances        | Dishwasher, Electric Range, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Basement          | None   |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Lot Description   | Back Lane, Views   |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 9                |
| Zoning         | M-C1             |

**Listing Details**

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

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