

# \$474,900 - 3, 55 Collingwood Place Nw, Calgary

MLS® #A2213090

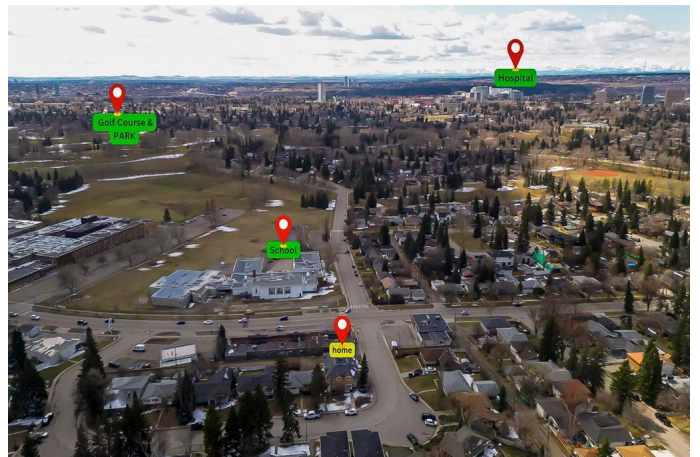
**\$474,900**

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	\$474,900
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	Parking Pad, Assigned

## Interior

Interior Features	French Door, No Smoking Home, Pantry, Walk-In Closet(s)
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	1
Zoning	M-C1

**Listing Details**

Listing Office	Save Max Real Estate Inc.
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