

# \$440,000 - 3, 55 Collingwood Place Nw, Calgary

MLS® #A2244213

**\$440,000**

2 Bedroom, 3.00 Bathroom, 1,017 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

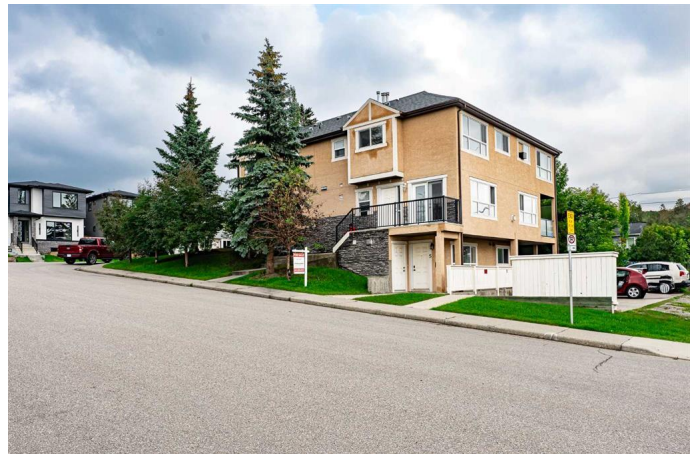
Amazing location! Very well managed 5 unit complex. Chance to live an inner-city life in a very well renovated 2-storey townhouse with two good size bedrooms & low Condo fee. Open concept kitchen with a big pantry and quartz countertop and freshly painted cabinets. Big windows with south exposure bring 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® #

A2244213



|                |               |
|----------------|---------------|
| Price          | \$440,000     |
| 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 | T2L 0R1                    |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, 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           | Natural Gas, Fireplace(s)                                              |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Gas                                                                    |
| Basement          | None                                                                   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Lot Description   | Back Lane, Views |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Wood Frame, Stucco |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 22              |
| Zoning         | M-C1            |

**Listing Details**

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

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