35 Collingwood Place NW
Calgary, Alberta

MLS # A2256051

$715,000

Division:	Collingwood
Type:	Residential/House
Style:	Bungalow
Size:	1,121 sq.ft.
Age:	1959 (66 yrs old)
Beds:	3
Baths:	1
Garage:	Single Garage Detached
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Rectangular Lot, V

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Unfinished		**LLD:**	-
Exterior:	Wood Frame		**Zoning:**	M-C1
Foundation:	Poured Concrete		**Utilities:**	-
Features:	No Smoking Home, Open Floorplan			

Inclusions:	N/A

Sunny 3-Bedroom Bungalow South facing backyard with Downtown Views! This move-in ready home is perfectly positioned on a quiet cul-de-sac in the heart of Collingwood, just steps to St. Francis High School, Senator Patrick Burns Junior High, Brentwood School, and St. Luke Elementary. Enjoy bright, welcoming living spaces complemented by beautiful Deluxe Vinyl plank flooring throughout. The Kitchen and living areas are filled with natural light from large windows, including upgraded triple-pane windows, creating a warm and welcoming atmosphere. Comfort and efficiency are ensured with a newer furnace, hot water tank, and central air conditioning. The unfinished lower level features oversized south-facing windows, ready for development, along with a full-width steel beam for solid structural support. Step outside to a sunny South backyard, perfect for relaxing or entertaining, and a single detached garage. With nearby public transit on Northmount Drive and easy access to the University of Calgary, Foothills Hospital, and SAIT, this home offers both convenience and lifestyle. A bright, well-located home with 3 bedrooms, upgrades throughout, and a sunny south backyard—ideal for families or anyone looking to enjoy the best of Collingwood living.