

# \$824,800 - 3 Canyon Drive Nw, Calgary

MLS® #A2220331

**\$824,800**

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.14 Acres

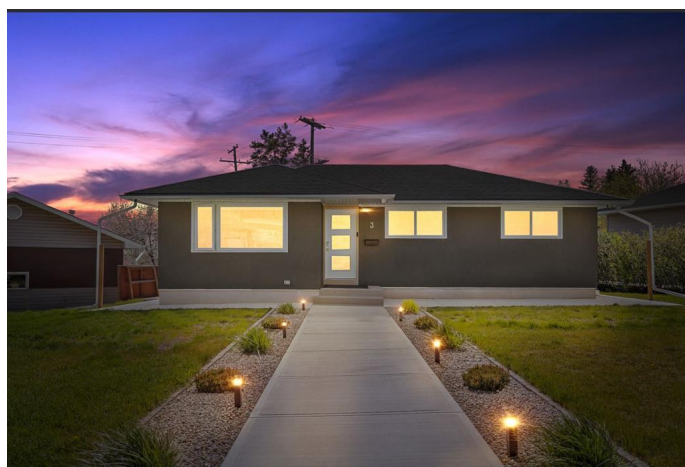
Collingwood, Calgary, Alberta

FULLY RENOVATED!! Everything in this property is BRAND NEW!! Located on the CORNER of a VERY QUIET STREET in the extremely sought after community of COLLINGWOOD, is this 4 BEDROOM + 3 FULL BATHROOM property has been completely remodelled from the interior to the exterior! This home has NEW PLUMBING, FLOORING, DOORS, 200amp ELECTRICAL, NEW KITCHEN, BATHROOMS, APPLIANCES, FURNACE, TANKLESS INSTANT HOT-WATER SYSTEM, and A NEW FULLY FINISHED BASEMENT! The exterior is also ALL NEW, including the ROOF, CONCRETE WALKWAYS, STUCCO EXTERIOR, and MAINTENANCE-FREE BACKYARD! The GARAGE is HEATED and INSULATED with UPGRADED ELECTRICAL, and an EV CHARGER.

Built in 1958

## Essential Information

MLS® #	A2220331
Price	\$824,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,014
Acres	0.14
Year Built	1958



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0R2

### Amenities

Parking Spaces	1
Parking	Single Garage Detached, 220 Volt Wiring
# of Garages	1

### Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office

CIR Realty

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