



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**15 Carmangay Crescent NW**  
**Calgary, Alberta**

**MLS # A2229691**



**\$800,000**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, electric stove, dishwasher, washer, dryer, microwave, garage door opener and control, all window coverings

Welcome to the kind of home that doesn't just check the boxes &mdash; it tells a story. Nestled in one of Calgary's most desirable inner-city neighbourhoods, this detached gem blends the warmth of a well-loved family home with the confidence of modern upgrades, all just minutes from the heartbeat of the city. From the moment you pull up, you'll notice the space &mdash; rare and refreshing in the inner city. A double detached garage offers plenty of room for your vehicles and gear, while dedicated RV parking means weekend escapes are always within reach. But it's what's inside that truly makes this place shine. Step through the front door and you're greeted by a space that just feels right. Sunlight pours through triple-pane windows, offering peace, quiet, and year-round energy efficiency. Whether it's a crisp winter morning or the height of a Calgary summer, this home keeps its cool &mdash; and warmth &mdash; exactly where it belongs. The main floor has been thoughtfully renovated, including a beautiful, modern kitchen that will make both everyday meals and weekend entertaining a pleasure. Clean lines, ample counter space, and updated appliances mean you can cook, gather, and celebrate without missing a beat. And the renovated main floor bathroom? It's the kind of space that makes mornings feel just a little more luxurious. With four full bedrooms, an office and two full bathrooms, there's plenty of room for everyone to spread out. The fully developed basement offers even more space to relax &mdash; a cozy media room, play space, or teen hangout, perhaps? It's all here, ready to meet your needs. Behind the walls, the bones are just as solid. A new hot water tank and furnace keep things running smoothly and efficiently, while a new sewer line (2020) brings peace of mind for the long haul.

This is a home that's been cared for — and it shows. But as every Calgarian knows, location is everything. And this one? It's tough to beat. You're just steps away from Confederation Park — the perfect place for morning runs, weekend strolls, or impromptu picnics. Great schools are nearby, making morning drop-offs a breeze, and if you're a golfer (or dream of becoming one), you'll love having a golf course just around the corner. This isn't just a home — it's a lifestyle. A place where you can enjoy the charm of mature trees and established streets, while still being moments from downtown. Whether you're sipping coffee in the backyard, hosting family dinners, or exploring the nearby park paths, you'll find that this home makes everyday life feel a little more special. If you've been waiting for that perfect inner-city spot — one that offers space, upgrades, and an unbeatable location — this could be the one. Come see it for yourself. You might just fall in love.