



GRASSROOTS
REALTY GROUP

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

35 Collingwood Place NW
Calgary, Alberta

MLS # A2238572



\$749,900

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Views		

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

Inclusions: none

Price reduced! Fantastic 3 bedroom bungalow with a sunny south back with downtown views!! This move-in ready home is located on a quiet cul-de-sac in the heart of Collingwood just steps to St Francis High School, Senator Patrick Burns Junior High School and Brentwood School and St Luke Elementary Schools. The home itself boasts gorgeous hardwood flooring, upgraded windows (some triple pane), a newer furnace, Hot water Tank, and Air Conditioning! The unfinished lower level features larger, south windows letting in ample south light. Note the full width steel beam offering solid support! Out back, enjoy the sunny south yard and single detached garage! There is ample parking out front and lots of public transit close by on Northmount Drive. Enjoy easy access to the University of Calgary, Foothills hospital, and SAIT! A Great location to call home!