



GRASSROOTS
REALTY GROUP

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106 Confederation Villas NW
Calgary, Alberta

MLS # A2244758



\$775,000

Division:	Collingwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,458 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 698
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d19
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Dining room table

Welcome to this immaculate walk-out villa bungalow in the heart of Collingwood. Located in one of Calgary's most desirable communities, this pristine villa bungalow offers over 1450 square feet of living space on the main floor, with an expansive West facing balcony and finished walk-out basement with a large deck. The main floor features hardwood flooring, a spacious dining area, and a luxurious primary suite with a large ensuite bathroom and walk in closet. To finish off the main floor, you have a second bedroom, an office/den, a full bathroom, and laundry. The walk-out basement adds a large family room with a fireplace, guest bedroom, 4-piece bath, and ample storage. Situated in arguably the best location within the complex, this home backs directly onto lush green space where you can enjoy the West sun all day long! You'll love the close proximity to schools, shopping, Nose Hill Park, the Calgary Winter Club, and Confederation Golf Course. A rare opportunity to own a move-in-ready villa in a premier NW location—don't miss out!