



GRASSROOTS
REALTY GROUP

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

24 Canyon Drive NW
Calgary, Alberta

MLS # A2253401



\$915,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows

Inclusions: Ikea unit in bedroom, Fridge in basement

HOME SWEET HOME! Now is your rare opportunity to own a one of a kind bungalow situated in the heart of one of NW Calgary's most popular and sought-after communities, Collingwood. This EXCEPTIONALLY RENOVATED BUNGALOW offers 4 bedrooms, 2 bathrooms, a FRESHLY UPDATED BASEMENT, 2,255+ SQFT of modern living space throughout, charming curb appeal with an inviting front porch/deck and unbeatable location steps from Nose Hill Park, Confederation Park and Confederation Golf Course. Heading inside you will be impressed by the flawless open concept floor plan with stunning hardwood flooring. The main floor offers a sun-drenched south facing living room with a chic electric fireplace, formal dining area and a modern gourmet chef's kitchen with stone white quartz countertops, massive island, white panel soft close custom cabinets with black handles, white tiled backsplash and black appliances. Completing the main floor is a bright foyer, 2 generous sized bedrooms and the primary retreat with a walk in closet with built-in shelving and an upgraded 4 piece bathroom with a tiled stand-up shower and relaxing soaker tub. The newly renovated basement offers a living room/recreation room with a gas fireplace, a 4th bedroom with Egress windows, spacious laundry room with additional storage space and another updated 3 piece bathroom with a stand-up shower. UPGRADES include newer furnace, newer hot water tank, newer windows and upgraded city sewage pipes. Outside, you will find a single oversized detached garage with additional driveway parking, front porch with glass railings to enjoy your beautiful summer days, beautifully manicured backyard with a deck, patio stones and mature trees to add to your privacy. You will not find a better location, walking distance to the University of Calgary, Calgary Winter Club,

Nosehill Park, Confederation Park, the LRT, shopping, parks, schools, major roadways and other major amenities. MUST VIEW! Book your private viewing of this GEM today!