



GRASSROOTS
REALTY GROUP

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3224 Carol Drive NW
Calgary, Alberta

MLS # A2262353



\$699,900

Division:	Collingwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,160 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Separate Entrance, Storage, Wet Bar		

Inclusions: N/A

LOCATION, LOCATION! Nestled on a quiet street in the highly desirable community of Collingwood, this property is ideally situated close to top-rated schools, shopping, transit, and all major amenities. Enjoy being just minutes from downtown Calgary, the University of Calgary, Foothills and Children's Hospitals, the C-Train, and across from a beautiful golf course, walking and bike paths, this location truly has it all. This spacious 4-level split offers exceptional potential with a walkout third level and a fantastic layout. While much of the home remains in original condition, it boasts a solid floor plan with generous room sizes and great natural light throughout. The main level features a formal living room and dining room, and a functional kitchen with direct access to the backyard. Upstairs, you'll find three bedrooms and a full bathroom. The third level includes a cozy family room with a fireplace and walkout, a fourth bedroom, and a half bathroom. The lowest level adds even more space with a second kitchen, large rec/family room, and bar area — perfect for extended family or future suite potential (subject to city approval). Set on a huge, beautifully landscaped lot with great curb appeal, this home also features a double detached garage, back lane access, a newer roof, and more. This is a rare opportunity to own a home in one of Calgary's most sought-after inner-city communities. Bring your vision — the possibilities here are endless!