



GRASSROOTS
REALTY GROUP

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32 Calandar Road NW
Calgary, Alberta

MLS # A2264826



\$849,900

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY OCTOBER 18 AND SUNDAY OCTOBER 19 FROM 1-3 PM Beautifully Renovated Bungalow in the Heart of Desirable Collingwood. Welcome to this stunning 4-bedroom detached bungalow offering over 2100 sqft of total living space, perfectly situated in the highly sought-after community of Collingwood. Completely renovated, this home combines timeless charm with modern luxury. Step inside to discover a bright and spacious open-concept layout featuring walnut hardwood floors and quartz finishes throughout. The large kitchen is a chef's dream, complete with stainless steel appliances, a massive island, and ample cabinetry—ideal for both entertaining and everyday living. The main bathroom showcases travertine floors and surround, and includes a large soaker tub/shower combination, creating a relaxing spa-like retreat. The fully developed basement expands your living space with a large bedroom, a 3-piece bathroom with travertine floors, built-in cabinets, and vanity, plus a spacious rec and flex room—perfect for family gatherings, a home gym, or an office setup. Enjoy the outdoors in your large backyard featuring a concrete patio, ideal for summer barbecues or quiet evenings. Located mid-block among detached single-family homes with a restrictive covenant ensuring the integrity of the neighborhood, this property offers peace and exclusivity. You'll love the convenience of being walking distance to schools of all levels, the Calgary Winter Club, and just a minute's walk to the 19th Street off-leash dog park. Plus, you're close to the University of Calgary, SAIT, parks, playgrounds, shopping, golf courses, Confederation Park, and public transportation. This home truly has it all—a rare opportunity to own a beautifully updated bungalow with an attached garage.

in one of Calgary’s most desirable communities. Come see it today and fall in love with Collingwood living!