



GRASSROOTS
REALTY GROUP

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

58 Canyon Drive NW
Calgary, Alberta

MLS # A2270680



\$699,900

Division:	Collingwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,259 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

An exceptional opportunity in the desirable community of Collingwood! This four-level split home sits on a large 5,844 sq. ft. pie-shaped lot located on a quiet street, offering endless potential for renovation, redevelopment, or investment. The lot's 90-ft width at the back provides ample space to easily build a triple garage. The home features a bright Living and Dining area with an adjoining Kitchen. Upstairs are three Bedrooms and a full 4-piece Bath — a practical layout for family living. The lower levels include a Den, Laundry area, direct access to the double attached tandem garage, plus a spacious Family Room and additional storage space. Located in the sought-after Collingwood community, just minutes to Confederation Park, Nose Hill Park, the University of Calgary, SAIT, and multiple schools. Quick access to shopping, golf courses, and major routes including 14 St NW and John Laurie Blvd. This home is sold in as is condition — a perfect opportunity for those looking to build, renovate, or invest in one of Calgary's most established neighbourhoods.