



GRASSROOTS
REALTY GROUP

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20 Calandar Road NW
Calgary, Alberta

MLS # A2276854



\$719,900

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,182 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Natural Woodwork, Storage		

Inclusions: Lutron Smart Light (switches & hub)

Welcome to this beautifully updated home in the highly sought-after community of Collingwood, where timeless charm meets everyday functionality in one of Calgary's most central and connected neighbourhoods. Set on a quiet street, this two-bedroom, two-bathroom residence offers a rare combination of character, versatility, and thoughtful upgrades. Ideal for homeowners seeking space, flexibility, and long-term value. From the moment you arrive, the home's curb appeal makes a lasting impression. A newly landscaped front yard and front deck frames the property and invites you to relax and enjoy the peaceful mornings or afternoon sunsets. A long front driveway provides ample off-street parking, complemented by two single-car garages—an exceptional feature rarely found in homes of this style. Inside, the main level has been refreshed with new wide-plank flooring, creating a warm and cohesive flow throughout the living spaces. Natural light fills the home, enhancing the comfortable layout that effortlessly balances everyday living with entertaining. The kitchen and living areas feel welcoming and practical, offering plenty of room to gather, unwind, and make the space your own. The fully developed basement with gas fireplace adds valuable square footage and flexibility, perfect for a media room, home office, gym, or guest retreat. With tons of storage throughout the home, everything has its place—making daily life both organized and efficient. One of the standout features of this property is the spacious workshop located above the rear garage. Whether you're a hobbyist, creative professional, or someone who simply needs extra room to build, design, or work from home, this versatile space opens up endless possibilities rarely available in inner-city homes. Collingwood is renowned for its mature trees, strong

sense of community, and exceptional accessibility. From this location, you're minutes from downtown, major roadways, parks, schools, and everyday amenities—making it easy to get almost anywhere in the city with minimal commute time. Don't miss this one!