



**GRASSROOTS**  
REALTY GROUP

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

**19 Carmangay Crescent NW**  
**Calgary, Alberta**

**MLS # A2284236**



**\$700,000**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	n/a
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If you are looking for a home in an ideal location, your search is officially over. This charming and well-maintained bungalow is tucked away on a quiet cul-de-sac in the heart of Collingwood, directly across from a park and just minutes from schools, bike paths, and Confederation Golf Course, perfect for families, professionals, or anyone who values both convenience and community. Offering just under 1,000 square feet on the main level, the home features original hardwood floors, an upgraded kitchen, three comfortable bedrooms, and a formal dining room with patio door access to a sunny, south-facing multi-level deck, an ideal setting for summer barbecues or relaxing evenings outdoors. The spacious living room overlooks the park, filling the home with natural light and a sense of openness. Downstairs, the fully developed basement adds excellent additional living space with a fourth bedroom, full bathroom, recreation room, and plenty of storage. Completing the package is a fully fenced backyard with an oversized single detached garage, plus an RV parking pad with a convenient roll-away gate. All of this is located close to shopping, public transportation, and offers an easy commute to downtown, making this property a rare blend of comfort, functionality, and unbeatable location.