



**14 Columbia Place NW
Calgary, Alberta**

MLS # A2182838



\$824,900

Division:	Collingwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,578 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

Inclusions: n/a

Incredibly warm and welcoming home offering many quality updates, ready for families drawn to this highly popular community of Collingwood! Gorgeous west facing front patio and massive rear deck. Freshly painted through the main and upper levels, with hardwood, carpet and tile flooring. Shaker beech wood cabinetry in striking kitchen; new butcher block island with seating and 2nd prep sink (installed this week no photo). Featured gas stove & range hood fan, stainless steel appliances, dark quartz countertops and pantry. Three generous bedrooms; the primary bedroom with walk in closet, and updated 4pce bathroom and 2 linen closets (laundry shoot!) complete the upper level. Main level with large living room & built in media cabinetry, huge dining area with space for sitting area, and sunny sitting room off kitchen. Two pce bathroom, laundry/mud room area with newer washer/dryer (hidden laundry shoot from upstairs bathroom). Lower level is fully finished with office/den, and basement recreation room with 3 pce bathroom; ideal space for teenage retreat or gym with wall mount ready for your TV. Additional storage and utility rooms. Tandem 2 car garage with access to the mudroom. Beautiful fully fenced backyard with massive deck built 2009 with BBQ gas line, trees, lawn, and cute shed for lawn care. Roof replaced in 2007, hot water tank 2022, furnace 2012. Close access to downtown, SAIT and UofC, Collingwood school, Confederation Park Golf Course, Calgary Winter Club, Nose Hill Park, schools and local shopping/restaurants in nearby Brentwood & University District!