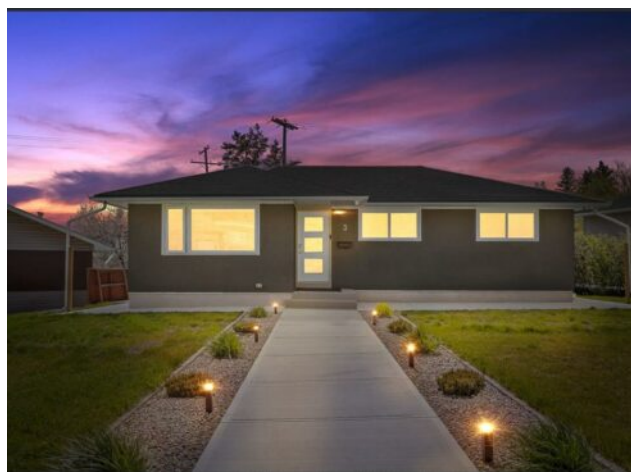


3 Canyon Drive NW  
Calgary, Alberta

MLS # A2225777



\$799,800

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: N/A

\*OPEN HOUSE SAT, MAY 31, 12:00 - 2:00pm\* FULLY RENOVATED!! Everything in this property is BRAND NEW!! Located on a VERY QUIET STREET in the extremely sought after community of COLLINGWOOD, is this 4 BEDROOM + 3 FULL BATHROOM property has been completely remodelled from the interior to the exterior! This home has NEW PLUMBING, FLOORING, DOORS, 200amp ELECTRICAL, NEW KITCHEN, BATHROOMS, APPLIANCES, FURNACE, TANKLESS INSTANT HOT-WATER SYSTEM, and A NEW FULLY FINISHED BASEMENT! The exterior is also ALL NEW, including the ROOF, CONCRETE WALKWAYS, STUCCO EXTERIOR, and MAINTENANCE-FREE BACKYARD! The GARAGE is HEATED and INSULATED with UPGRADED ELECTRICAL, and an EV CHARGER.