

**3, 55 Collingwood Place NW
Calgary, Alberta**

MLS # A2213090



\$449,900

Division:	Collingwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,015 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Views		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: NA

LOCATION LOCATION LOCATION ! Chance to live an inner-city life in a very well managed 2-storey townhouse with two good size bedrooms & low Condo fee. Open concept kitchen with a big pantry and maple cabinets equipped with 2023 newer range hood, 2025 Newer Electric Range, 2025 Water heater. Eating area has a raised kitchen countertop, good for a quick breakfast, coffee or glass of wine with your friends and enjoy the beautiful view of the city. Big windows with south exposure bring a lot of natural light for the living and dining rooms. . Utility room with brand new (2024) washer and dryer, storage space and a half bathroom very conveniently located on the main floor. Main floor & the second level is upgraded by 7mm vinyl (2024) with fabulous nosing on the staircase & is backed with freshly painted walls. A bright and big master bedroom on the second floor will offer you a 3pc bathroom, walk-in closet, and still has enough room for a computer table to study or do your business. Another bedroom and 3pc bathroom, closet storage for your linens will complete the second level. A big balcony is another bonus for this unit. Close to many amenities including University of Calgary, SAIT, steps away schools (Elementary-High), shopping, parks, Foothills and Children Hospitals, very well connected with bus routes. & just minutes of driving to the city downtown. This unit has an assigned parking stall.