

# \$824,800 - 3 Canyon Drive Nw, Calgary

MLS® #A2220331

**\$824,800**

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

\*OPEN HOUSE SATURDAY MAY 17,  
12:00-2:00pm\* FULLY RENOVATED!!  
Everything in this property is BRAND NEW!!  
Located on the CORNER of 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.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2220331  |
| Price          | \$824,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,014     |
| Acres          | 0.14      |
| Year Built     | 1958      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 Canyon Drive Nw |
| Subdivision | Collingwood       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2L 0R2           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1                                       |
| Parking        | 220 Volt Wiring, Single Garage Detached |
| # of Garages   | 1                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Stone Counters   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |

### Listing Details

Listing Office

CIR Realty

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