

\$773,500 - 3224 Carol Drive Nw, Calgary

MLS® #A2262353

\$773,500

5 Bedroom, 2.00 Bathroom, 1,160 sqft
Residential on 0.13 Acres

Collingwood, Calgary, Alberta

LOCATION, LOCATION! Nestled on a quiet street in the highly desirable community of Collingwood, this property is ideally situated close to top-rated schools, shopping, transit, and all major amenities. Enjoy being just minutes from downtown Calgary, the University of Calgary, Foothills and Children's Hospitals, the C-Train, and across from a beautiful golf course, walking and bike paths, this location truly has it all. This spacious 4-level split offers exceptional potential with a walkout third level and a fantastic layout. While much of the home remains in original condition, it boasts a solid floor plan with generous room sizes and great natural light throughout.

The main level features a formal living room and dining room, and a functional kitchen with direct access to the backyard. Upstairs, you'll find three bedrooms and a full bathroom. The third level includes a cozy family room with a fireplace and walkout, a fourth bedroom, and a half bathroom. The lowest level adds even more space with a second kitchen, large rec/family room, and bar area – perfect for extended family or future suite potential (subject to city approval).

Set on a huge, beautifully landscaped lot with great curb appeal, this home also features a double detached garage, back lane access, a newer roof, and more.

This is a rare opportunity to own a home in one of Calgary's most sought-after inner-city communities. Bring your vision –



the possibilities here are endless!

Built in 1960

Essential Information

MLS® #	A2262353
Price	\$773,500
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,160
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3224 Carol Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0K6

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Bar, Separate Entrance, Storage, Wet Bar
Appliances	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2025
Days on Market	31
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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