# \$1,329,800 - 44 Collingwood Place Nw, Calgary

MLS® #A2210505

### \$1,329,800

5 Bedroom, 4.00 Bathroom, 2,077 sqft Residential on 0.07 Acres

Collingwood, Calgary, Alberta

COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | LEGAL 2 BDRM BASEMENT SUITE. Welcome to 44 Collingwood Place! Situated on a 32' x 100' lot atop Collingwood Place, over 3,210 sq.ft of total living area, custom-built home is a true masterpiece. Every detail has been METICULOUSLY planned for OPTIMAL LIVING. The main floor features 10' CEILINGS and a bright south-facing dining area. At the center is a chef's kitchen with an OVERSIZED ISLAND, quartz counters and backsplash, LED-under-lighting, full-height cabinetry and a pot-filler above the 36― gas range, . A COFFEE BAR with cabinetry and a beverage fridge adds convenience. A private office space (hidden by a sliding barn door) sits across the kitchen. The living room features a fireplace, custom LED shelving, an in-ceiling speaker system, and a powder room near the mudroom, which boasts floor-to-ceiling custom cabinetry for ample storage. The ATTACHED double garage is FULLY INSULATED, drywalled, and INCLUDES A 200 AMP breaker and gas heater and EV charger rough-ins. Upstairs, the primary suite offers breathtaking views of DOWNTOWN and the ROCKY MOUNTAINS, an expansive walk-in closet, and a dual vanity ensuite with an OVERSIZED SOAKER TUB, a STEAM SHOWER with dual niches, and a standalone VANITY COUNTER with a light-up mirror. A frosted glass window provides privacy while allowing natural light. The







laundry room features quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook NOSE HILL PARK, each with custom closet built-ins. A main bathroom and linen closet complete this level. All bathrooms (except the powder room) include IN-FLOOR HEATING and LED underlighting. The fully legal basement suite boasts 9' ceilings, a spacious kitchen, a large living area, and TWO BEDROOMS. The suite comes with a full kitchen / laundry appliance package. The mechanical room features TWO furnaces, an A/C unit for the main, a sump pump, radon rough-in, and an oversized hot water tank. The private courtyard-style backyard (vinyl decking) includes outdoor speaker rough-ins and a gas outlet for a BBQ or fire table. Confederation Park is just steps away to the south, with Nose Hill Park to the north. Short walk to Collingwood elementary school, St. Francis High School & bus stop, easy access to downtown /freeway. Close to all amenities- Calgary Winter Club, shopping malls, U of C, Children and Foothills Hospitals . This home blends urban convenience with natural beauty and offers downtown & mountain views. Fully hardwired for security systems and cameras, it also qualifies for CMHC's 30-year amortization and GST rebatesâ€"check with your lender/accountant! Built by Archway Developments, a family-owned business with 20+ years of experience, this home is backed by Progressive New Home Warranty. Contact your favorite realtor todayâ€"this home will IMPRESS!

Built in 2024

#### **Essential Information**

MLS® # A2210505

Price \$1,329,800

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,077 Acres 0.07

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 44 Collingwood Place Nw

Subdivision Collingwood

City Calgary
County Calgary
Province Alberta

#### **Amenities**

Postal Code

Parking Spaces 2

Parking Double Garage Attached

T2L 0P9

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Sump Pump(s),

Vinyl Windows, Walk-In Closet(s), Wired for Sound, Steam Room

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See

Remarks, Washer/Dryer, Built-In Gas Range

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 12

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.