

# \$1,000,000 - 3811 Collingwood Drive Nw, Calgary

MLS® #A2203231

**\$1,000,000**

5 Bedroom, 3.00 Bathroom, 1,335 sqft  
Residential on 0.12 Acres

Collingwood, Calgary, Alberta

**HUGE PRICE IMPROVEMENT!!!** Don't miss this incredible chance to own a fully renovated, LEGALLY SUITED bungalow right across from Collingwood School, St. Francis High School and only a 4 min drive to Nose Hill Park in the coveted area of Collingwood! This home has been beautifully renovated from 2017 to today, and you'll notice the quality the moment you see it. With stunning cement fiber siding, a charming front porch offering downtown views through stylish glass railings, and a beautifully landscaped yard, the exterior is just the beginning. Step inside to find gorgeous hardwood floors and a spacious open-concept layout, complete with built-in kitchen benches for maximizing functionality. To your left, the inviting living room features an electric fireplace and a large front window that fills the space with natural light. The custom-built kitchen boasts a gas range, quartz countertops, a large island, stainless steel appliances, and plenty of storage – all while overlooking your sunny southwest-facing backyard. The primary retreat is spacious enough for a king-size bed with nightstands and offers a generous walk-in closet. The 4-piece ensuite features a custom double vanity, a walk-in shower with dual rainfall heads, and heated floors. Two additional bedrooms provide space for guests, children, or a home office, complemented by a 4-piece bathroom with heated floors and a convenient stacked laundry on the main level. The LEGALLY SUITED basement adds incredible



flexibility to this home to fit all stages of life! The space is ideal for generating extra income, providing a private space for older children, allowing for generational living, providing a private home office space, or creating a play area for younger ones. The thoughtfully designed kitchen includes all stainless steel appliances and opens to the living area, with access to a 4-piece bathroom and two additional bedrooms. Plus, it comes with its own storage, utility room, and private washer/dryer. Step outside to your southwest-facing backyard, featuring a large cedar deck with a built-in BBQ area, built-in bench seating, a cozy hot tub with a covered space perfect for your TV, and a landscaped yard with separate areas for your pets. Don't forget the oversized, heated, insulated, and finished two-car garage, complete with extra-high ceilings and additional storage above. This home truly has it all!

Built in 1959

### **Essential Information**

MLS® #	A2203231
Price	\$1,000,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address 3811 Collingwood Drive Nw

Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0S1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Private Yard, Outdoor Kitchen
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, Views, Garden
Roof	Asphalt
Construction	Cement Fiber Board, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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