

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

MLS® #A2210505

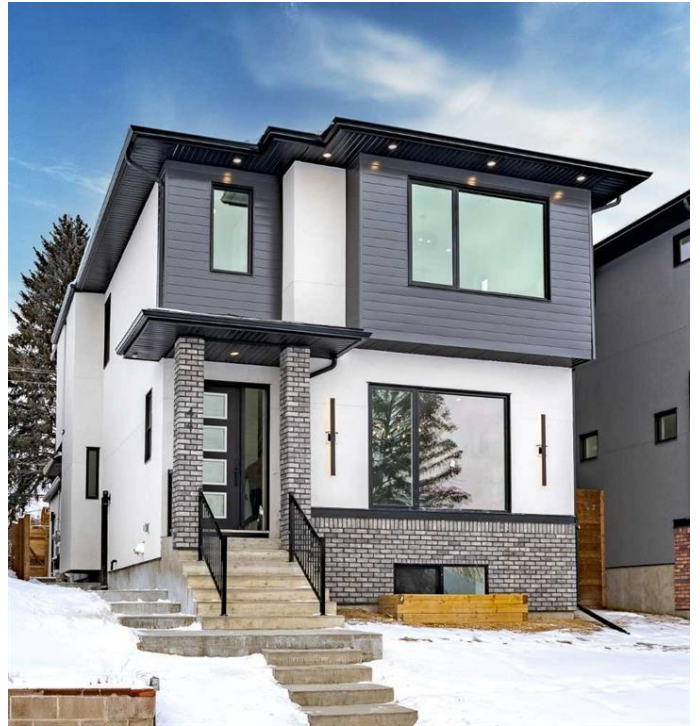
\$1,329,800

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 rebates—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 today—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 |
| Postal Code | T2L 0P9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # 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

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|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 17 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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