

## 3 Canyon Drive NW Calgary, Alberta

**MLS # A2225777**



# \$799,800

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** N/A

\*OPEN HOUSE SAT, MAY 31, 12:00 - 2:00pm\* FULLY RENOVATED!! Everything in this property is BRAND NEW!! Located on 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.