

47 Coleridge Crescent NW Calgary, Alberta

MLS # A2312915



\$999,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,433 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Oversize		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Shingle Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	play structure in back yard		

Nestled on a highly desirable, family-friendly crescent in prestigious Cambrian Heights, this exceptional 1,433 sq. ft. fully developed bi-level home sits on an absolutely massive, private 9,720 sq. ft. southeast-facing pie lot. Backing directly onto an off-leash dog park and featuring a central playground just out front, this rare property boasts unbeatable curb appeal with freshly repainted exteriors and a sprawling, mature backyard complete with a multi-level deck and play structure. Inside, a substantial, fully permitted renovation blends modern luxury with everyday comfort, showcasing rich hardwood floors, knockdown ceilings, custom closets, and elegant Hunter Douglas blinds throughout. The heart of the home is a gorgeous custom kitchen, fully equipped with full-height white cabinetry, premium quartz countertops, an oversized central island with additional storage, and high-end stainless steel appliances, including a Bertazzoni gas stove and Bosch dishwasher. The sunlit dining space flows effortlessly into a generous living room centered around a cozy wood-burning fireplace with a sleek black quartz hearth. Down the hall, the primary suite features a fully updated 3-piece ensuite with 10mm glass shower and space to expand, while the 5-pce main bathroom offers a dual sink vanity and soaker tub/shower combo. Top down/bottom up blinds & custom closets with solid drawers and shelves in all 3 bedrooms. Two additional spacious bedrooms offer peek-a-boo views of downtown and the Rocky Mountains—with one bedroom enjoying seamless access to a freshly updated over-the-garage deck with a brand-new glass railing. The fully finished lower level offers a massive recreation room with a second fireplace, large bright windows with easy potential for adding more bedrooms, a 2-piece bath with room to expand, and a spacious laundry area. Modern peace

of mind is guaranteed with major mechanical upgrades, including a high-efficiency furnace (2025), a brand-new hot water tank (2026), central air conditioning, new windows, new lighting, and a durable 4-year-old torch-on roof backed by a 30-year warranty. Completing this incredible package is an oversized, 21-foot wide by 34-foot-deep heated garage equipped with a dedicated workshop and extra storage. All of this is located just steps from Nose Hill Park, Collingwood dog park, and the Calgary Winter Club, top-rated schools, and offers an effortless commute to downtown and local universities.