

**3227 Collingwood Drive NW**  
**Calgary, Alberta**

**MLS # A2323819**



**\$850,000**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Built-in Dishwasher

Offered for the first time in over 40 years, this lovingly maintained 1950s bungalow sits on a corner lot directly across from the Confederation Golf Course in the heart of Collingwood, one of NW Calgary's most connected and walkable communities. Collingwood has long been a neighbourhood people don't leave, and it's easy to see why. Step outside and you're minutes from Confederation Park, tennis courts, a bike park, cross-country skiing and a pump park for the kids and kilometres of pathways. St. Francis High School and Collingwood Elementary, St Margaret Elementary School, and the community association keeps the neighbourhood active year-round with skating, programming, and green space that actually gets used. Inside, the living room anchors the main floor with a new gas standalone fireplace and large southeast-facing windows that flood the space with morning light. It flows naturally into the dining area before opening to a bright kitchen with a window-sink and skylight &mdash; natural light is a theme throughout. Three good-sized bedrooms and a 4-piece bath complete the main level. The basement adds a fourth bedroom, 3-piece bath, a generous laundry room with real storage, and a rec room with a gas fireplace, ready for movie nights or a dedicated family entertainment space. Out back: a low-maintenance composite deck, a double detached garage, and a single attached at the front. A corner lot, a great community, and a home that's been cared for like it matters. First time on the market in a generation.