

# \$824,800 - 3 Canyon Drive Nw, Calgary

MLS® #A2220331

**\$824,800**

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

\*OPEN HOUSE SATURDAY MAY 17,  
12:00-2:00pm\* FULLY RENOVATED!!  
Everything in this property is BRAND NEW!!  
Located on the CORNER of 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.

Built in 1958

## Essential Information

MLS® #	A2220331
Price	\$824,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,014
Acres	0.14
Year Built	1958



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0R2

### Amenities

Parking Spaces	1
Parking	220 Volt Wiring, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office

CIR Realty

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