



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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3, 55 Collingwood Place NW  
Calgary, Alberta

MLS # A2244213



**\$448,000**

Division:	Collingwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,017 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Views		

Heating:	Fireplace(s), Natural Gas
Floors:	Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	French Door, No Smoking Home, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 235
LLD:	-
Zoning:	M-C1
Utilities:	-

**Inclusions:** Dishwasher, Dryer, Electric Stove, Hood Fan, Refrigerator, Washer

Amazing location! Very well managed 5 unit complex. Chance to live an inner-city life in a very well renovated 2-storey townhouse with two good size bedrooms & low Condo fee. Open concept kitchen with a big pantry and quartz countertop and freshly painted cabinets. Big windows with south exposure bring a lot of natural light for the living and dining rooms. . Utility room with brand new (2024) washer and dryer, storage space and a half bathroom very conveniently located on the main floor. Main floor & the second level is upgraded by 7mm vinyl with fabulous nosing on the staircase & is backed with freshly painted walls. A bright and big master bedroom on the second floor will offer you a 3pc bathroom, walk-in closet, and still has enough room for a computer table to study or do your business. Another bedroom and 3pc bathroom, closet storage for your linens will complete the second level. A big balcony is another bonus for this unit. Close to many amenities including University of Calgary, SAIT, steps away schools (Elementary-High), shopping, parks, Foothills and Children Hospitals, very well connected with bus routes. & just minutes of driving to the city downtown. This unit has an assigned parking stall.