



GRASSROOTS

REALTY GROUP

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28 Calandar Road NW
Calgary, Alberta

MLS # A2309372



\$975,000

Division:	Collingwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,272 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, basement fridge, all window coverings, garage opener & 1 remote, TV and TV wall mount in craft room, garden shed, hot tub with cover, table & step, portable wardrobe next to garage door, electric garage heater, backyard lights, hammock, wicker shade for backyard pergola (as is), fire pit, 2 wire wall baskets next to kitchen sink, floating shelves in kitchen, treadmill, front door bench, LED lights on walls in upstairs and basement bedrooms, bookcase on shelf at bottom of stairs near garage

Located in the highly desirable community of Collingwood and just a short walk to the amazing Confederation Park, this beautifully updated 4-level split offers an exceptional blend of comfort, style, and functionality in one of northwest Calgary's most established family neighbourhoods. Surrounded by parks, pathways, schools, and an off-leash dog park nearby, this is the kind of location buyers wait for. From the moment you step inside, the custom 2025 wood slat feature wall with built-in hooks and closet storage creates a stunning first impression. The sun-filled main level features expansive windows, spacious living and dining areas, and a beautifully refreshed kitchen with hardwood flooring, updated cabinetry, soft-close drawers, pull-out garbage, floating shelves, bay window, refinished stone & 2-tone island with breakfast bar, new 2025 faucet, black stainless steel appliances (2 years old), premium refrigerator, and a gas stove with air fryer oven functionality. The entire main level has also been freshly painted, including a feature wall, ceilings, and island, creating a bright and polished feel throughout. Upstairs you will find 3 bedrooms, all with hardwood flooring including the spacious primary retreat, along with an updated bathroom showcasing fresh paint, tiled floors and walls, stone counters, and an oversized shower with large showerhead. The third level offers incredible flexibility with brand new carpet, built-in bookshelf, space ideal for a family room, craft room, workout area, or bonus room, plus a beautiful, large full bathroom with tiled flooring, standalone soaker tub, and large tiled shower. The basement level also features brand new carpet, a spacious recreation room, an additional bedroom with non-egress window, under-stair storage, and a large utility/laundry room complete with 5-year-old LG washer and dryer, a second stainless steel fridge, furnace

approximately 10 years old, and hot water on demand installed in 2025. Outside, the private and fully fenced backyard retreat backs onto an alley for added separation from neighbours and features mature trees, a 2-tiered deck with pergola and hanging lights, fire pit, hammock, shed, interlocking stone, and a year-round 6-seat Softub hot tub included with the home. The side yard adds even more usable outdoor space, while the beautifully landscaped front yard offers raised garden beds, lilacs, concrete sitting area, sage, and mature edible (delicious!) pear trees. Complete with a single attached garage, 2 mudroom areas with built-ins at the back door, and a long driveway with room for 2 vehicles, this home offers both practicality and charm. Enjoy quick access to schools including a short walk to both Collingwood School and St. Francis High School, as well as a quick 7-min drive to Queen Elizabeth High School, along with nearby parks, playgrounds, tennis courts, golf course, pathways, and year-round recreation at Confederation Park and Nose Hill Park.