



**GRASSROOTS**  
REALTY GROUP

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**47 Coleridge Crescent NW**  
**Calgary, Alberta**

**MLS # A2312915**



**\$999,900**

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

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

Rare opportunity in this spacious bi-level home on one of the most desirable streets in the highly sought-after community of Cambrian Heights! Ideally located within walking distance to the Calgary Winter Club, Nose Hill Park, and Confederation Park; Close to schools from K-12; Easy access to downtown, SAIT, U of Calgary, Crowchild Trail. The absolutely massive 9720 sq ft SE-facing pie lot is situated on a quiet, family friendly crescent with a central park and playground surrounded by estate-style homes and backing to an off-leash dog park plus just a short walk to Collingwood dog park. This expansive 1433 sq ft fully developed bi-level home underwent a substantial renovation in 2012, complete with permits. You'll find updated flooring including quality hardwood on the main floor, tile in the bathrooms/entryway, and plush carpet downstairs. New windows, Hunter Douglas blinds, light fixtures, pot lights, and knockdown ceiling texture. Step in to a gorgeous custom kitchen with abundant storage in the full height white cabinets, pantry with pull-out drawers, oversized central island with storage on both sides, and broom pantry plus quartz counters, mosaic backsplash, and upgraded stainless appliances including a Bosch dishwasher and Bertazzoni gas stove and hood fan. Enjoy the bright and spacious dining room and a generous living room that has a wood burning fireplace with black quartz hearth and built-in cabinets. A lovely primary suite has a 3-pce ensuite with room to expand to a 4-pce or larger shower. Both main floor bathrooms are fully updated with white cabinets and quartz counters. The 3-pce ensuite has a tiled shower with 10mm glass while the 5-pce main bathroom offers a dual sink vanity and a soaker tub/shower with tile surround. Top down/bottom up blinds & custom closets with solid shelves/drawers in all 3 bedrooms! The two

spacious kids' rooms both have peek-a-boo views of downtown & the Rocky Mountains while one has access to the updated over-the-garage deck with a brand new glass railing. Maple/iron railing down to the basement offering an expansive rec room with a 2nd wood fireplace, a 2-pce bathroom and laundry room. With two large windows, it is easy to add additional bedrooms and the bathroom could also be expanded to include a bath or shower. New high-efficiency furnace in 2025; Brand new hot water tank in May 2026; A/C for those hot summer nights; and peace of mind with a 4 year old torch-on roof with 30 year warranty! Walk-out to the front through the huge double garage spanning the full depth of the house at 21 ft x 34 ft and is nearly a triple tandem garage, complete with a workshop or use the extra space for a motorcycle or small trailer storage. The expansive back yard is very private with mature trees and perennials. There is a spacious multi-level deck with lower storage that has been updated plus a play structure for the kids. The exterior has just been freshly repainted with beautiful curb appeal