



**35 Collingwood Place NW  
Calgary, Alberta**

**MLS # A2320906**



**\$719,900**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** None

Freshly painted! Fantastic 3 bedroom bungalow with a sunny south back with downtown views!! This move-in ready home is located on a quiet cul-de-sac in the heart of Collingwood just steps to St Francis High School, Senator Patrick Burns Junior High School and Brentwood School and St Luke Elementary Schools. The home itself boasts gorgeous hardwood flooring, upgraded windows (some triple pane), a newer furnace, Hot water Tank, and Air Conditioning! The unfinished lower level features larger, south windows letting in ample south light. Note the full width steel beam offering solid support! Out back, enjoy the sunny south yard and single detached garage! There is ample parking out front and lots of public transit close by on Northmount Drive. Enjoy easy access to the University of Calgary, Foothills hospital, and SAIT! A Great location to call home!