



GRASSROOTS
REALTY GROUP

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**3227 Collingwood Drive NW
Calgary, Alberta**

MLS # A2323819



\$850,000

| | | | |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Collingwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,058 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Concrete Driveway, Double Garage Detached, Driveway, Single Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Lawn | | |

| | | | |
|--------------------|----------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Separate Entrance | | |

Inclusions: Built-in Dishwasher

*** OPEN HOUSE Saturday, June 27, 2026 2-4PM *** Offered for the first time in over 40 years, this lovingly maintained 1950s bungalow sits on a corner lot directly across from the Confederation Golf Course in the heart of Collingwood, one of NW Calgary's most connected and walkable communities. Collingwood has long been a neighbourhood people don't leave, and it's easy to see why. Step outside and you're minutes from Confederation Park, tennis courts, a bike park, cross-country skiing and a pump park for the kids and kilometres of pathways. St. Francis High School and Collingwood Elementary, St Margaret Elementary School, and the community association keeps the neighbourhood active year-round with skating, programming, and green space that actually gets used. Inside, the living room anchors the main floor with a new gas standalone fireplace and large southeast-facing windows that flood the space with morning light. It flows naturally into the dining area before opening to a bright kitchen with a window-sink and skylight — natural light is a theme throughout. Three good-sized bedrooms and a 4-piece bath complete the main level. The basement adds a fourth bedroom, 3-piece bath, a generous laundry room with real storage, and a rec room with a gas fireplace, ready for movie nights or a dedicated family entertainment space. Out back: a low-maintenance composite deck, a double detached garage, and a single attached at the front. A corner lot, a great community, and a home that's been cared for like it matters. First time on the market in a generation.