



GRASSROOTS
REALTY GROUP

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21 Cawder Drive NW
Calgary, Alberta

MLS # A2329786



\$917,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Storage, Wet Bar		

Inclusions: all window coverings and blinds.

Location!Location! This exceptional Collingwood bungalow was professionally reconstructed from the studs with engineered structural modifications, a completely redesigned floorplan, and a fully legal secondary suite registered with the City of Calgary. Offering over 2,000 sq ft of finished living space, the home combines custom-home quality with outstanding income potential in one of Calgary's most desirable inner-city communities. The main level features a bright open-concept layout with 3 spacious bedrooms, a chef-inspired kitchen with custom cabinetry, quartz countertops, premium stainless steel appliances, and an oversized island, plus convenient main-floor laundry, luxury vinyl plank flooring, LED lighting, and smart home features. The purpose-built legal secondary suite offers complete independence with its own private entrance, 2 bedrooms, 2 full bathrooms, full kitchen, separate laundry, separate furnace, and separate central A/C. Ideal as a mortgage helper, executive rental, or multigenerational living space. Major upgrades include all-new plumbing and electrical, upgraded 200A service with separate panels, two high-efficiency furnaces, two A/C units, Navien tankless hot water, new insulation, egress windows, smart thermostats, smart locks, and interconnected smoke/CO detection. Buyer would get 2 sets of appliances from the main floor kitchen and Legal suite Kitchen and laundry area. Outside, the property, features a heated ,oversized, detached garage with EV-ready 50A subpanel, built-in cabinetry and smart garage doors, oversized RV parking pad, brick patio with a barbecue/firepit, underground irrigation, extensive landscaping, new concrete walkways, fresh exterior paint, and a new sewer line. The property is located on a quiet street just minutes away from the University of Calgary, Foothills Medical Centre, Alberta Children's

Hospital, Nose Hill Park, Brentwood LRT, shopping, and downtown, this is a rare opportunity to own a virtually new custom-quality home with exceptional rental and lifestyle flexibility. One has to see it to believe the extensive renovation both inside and outside. All information, permits and floor plans are included in the folder on the island. This beauty shows pride of ownership! OPEN HOUSE on July 19 Sunday from 3.30pm to 5.30 pm.