



GRASSROOTS
REALTY GROUP

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15 Carmangay Crescent NW
Calgary, Alberta

MLS # A2331075



\$829,900

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Gated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: n/a

Welcome to a home where timeless character meets thoughtful modern updates in one of Calgary's most sought-after inner-city neighbourhoods. Offering exceptional space, outstanding functionality, and an unbeatable location just minutes from downtown, this beautifully maintained home is ready for its next chapter. Inside, you'll immediately notice the bright, welcoming atmosphere. Fresh paint throughout and contemporary flat ceilings give the home a clean, modern feel, while triple-pane windows provide outstanding comfort, energy efficiency, and year-round quiet. The renovated kitchen remains the heart of the home, offering generous workspace, modern finishes, and a layout designed for both everyday living and entertaining. The renovated main floor bathroom adds another touch of style and functionality. Comfort takes centre stage with two beautiful gas fireplaces, one creating a warm focal point in the living room and another fireplace adding charm and coziness to the family room below. Whether you're hosting friends or enjoying a quiet evening at home, these inviting spaces make every season enjoyable. With three bedrooms on the main floor plus one in the basement, it will accommodate a growing family. With a dedicated office in the basement and another full bathroom, there's room for growing families, guests, or those working from home. The fully developed basement has been further enhanced with new luxury vinyl plank flooring, providing durable, stylish living space that's perfect for movie nights, kids, hobbies, or entertaining. The list of updates continues with newer mechanical systems over the past few years, including the furnace and hot water tank, a sewer line replacement completed in 2020, brand-new shingles, and the removal of all poly-b plumbing, giving buyers confidence that many of the home's major improvements

have already been taken care of. From the moment you arrive, you'll appreciate features rarely found this close to the city. The oversized double detached garage provides plenty of room for vehicles, tools, and toys, while the dedicated double RV parking, complete with a brand-new fence, makes it easy to store your trailer or motorhome securely. Step outside and discover why this location is so highly coveted. Confederation Park is just a short walk away, offering year-round recreation, beautiful walking paths, playgrounds, and open green space. Excellent schools are nearby; golf enthusiasts will appreciate the nearby Confederation Golf Course; and downtown Calgary is only minutes away, making commuting simple while allowing you to enjoy the charm and tranquillity of a mature, established community. Homes that combine this much living space, extensive updating, RV parking, and an outstanding inner-city location are a rare find. Beautifully cared for and extensively improved, this is more than just a house; it's a home you'll enjoy from the moment you move in.