



GRASSROOTS
REALTY GROUP

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18 Collingwood Place NW
Calgary, Alberta

MLS # A2335323



\$759,999

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1959 (67 yrs old)
Beds:	7	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Basement Stove & 2 Fridges

Rare find 3-bedroom Bungalow on a full-size R-CG lot with a 4-bedroom legalized Basement Suite & dual full baths. Cash-Cow for Investors with 3 income streams (including the oversized detached single Garage & lease out as storage space). Self-Users: for a large family requiring 7 bedrooms; live up & rent down or Reverse; or occupy a Basement bedroom (or use as storage space) & rent out 3 other bedrooms to roommates… Backyard with a 32’ x 12’ wood deck, and lots of space to cater for an additional detached Garage. Well kept & in move-in conditions. Recent Upgrades / Updating: (2026) house shingles & 2 basement bedroom carpet; (2025) Main laundry Stacker, and Washer in Basement; Newer windows… Situated in a quiet Street with easy access everywhere, & close proximity to schools / park / transportation / shopping & all amenities. ** Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. **