



GRASSROOTS
REALTY GROUP

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44 Collingwood Place NW
Calgary, Alberta

MLS # A2343920



\$1,299,000

Division:	Collingwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,077 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Steam Room, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Downtown and Mountain Views, COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | 2 BDRM BASEMENT LEGAL SUITE. Welcome to 44 Collingwood Place, a stunning custom-built residence on a 32' x 100' lot offering over 3,210 sq. ft. of total developed living space. Thoughtfully designed with exceptional attention to detail, this home combines modern luxury and functionality with impressive views of downtown and the Rocky Mountains. The main floor features 10' ceilings, a bright south-facing dining area, and a chef-inspired kitchen with an oversized island, quartz countertops and backsplash, LED under-cabinet lighting, full-height cabinetry, a 36" gas range, and a pot filler. A dedicated coffee bar with cabinetry and a beverage fridge adds convenience, while a private office is tucked behind a sliding barn door. The living room offers a fireplace, custom LED-lit shelving, and in-ceiling speakers. A powder room and mudroom with floor-to-ceiling custom cabinetry complete the level. The attached double garage is fully insulated and drywalled, with a 200-amp electrical service, a gas heater rough-in, and an EV charger rough-in. Upstairs, the primary retreat showcases breathtaking downtown and mountain views, a large walk-in closet, and a spa-inspired ensuite with dual vanities, an oversized soaker tub, a steam shower with dual niches, and a separate vanity station with an illuminated mirror. The laundry room includes quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook Nose Hill Park and feature custom closet built-ins. A full bathroom and linen closet complete this level. All full bathrooms include in-floor heating and LED underlighting. The fully legal 2-bedroom basement suite features 9' ceilings, a spacious kitchen, large living area, two bedrooms, and its own kitchen and

laundry appliance package—ideal for extended family or rental income. Mechanical features include two furnaces, central A/C for the main residence, a sump pump, radon rough-in, and an oversized hot water tank. The private courtyard-style backyard with vinyl decking includes outdoor speaker rough-ins and a gas outlet for a BBQ or fire table. Enjoy an exceptional location with Confederation Park just steps to the south and Nose Hill Park to the north. Walk to Collingwood School, St. Francis High School, and transit, with quick access to downtown and major roadways. Nearby amenities include Calgary Winter Club, shopping, U of C, Alberta Children's Hospital, and Foothills Medical Center. Fully hardwired for security systems and cameras. Built by Archway Developments, a family-owned builder with 20+ years of experience, and backed by Progressive New Home Warranty. The basement is currently rented for \$1700 per month, and the tenants are willing to stay longer. Contact today to book a private viewing; this home is sure to impress!