

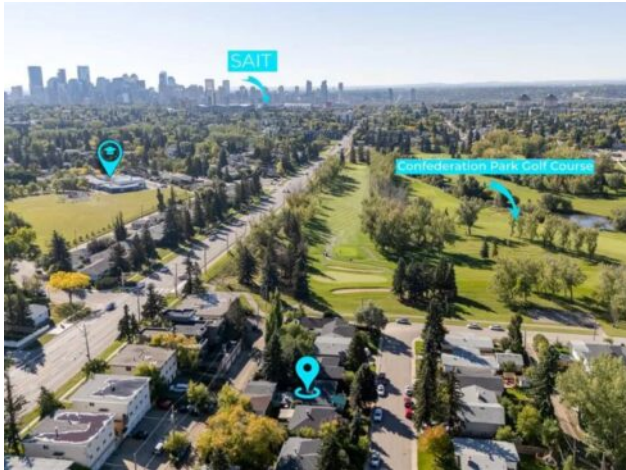


GRASSROOTS
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3216 15 Street NW
Calgary, Alberta

MLS # A2346068



\$735,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Natural Woodwork, Recessed Lighting, Skylight(s)		

Inclusions: Hood Fan, Dryer "as is", Ceiling Fan(s), Shed, Outdoor Chair Swing

Located in the desirable community of Collingwood, this spacious bungalow offers over 1,900 square feet of developed living space with 4 bedrooms, 2 full bathrooms, a double detached garage and a 50' x 100' lot. The main floor opens with a generous tiled entryway, while large windows bring plenty of natural light throughout the home. Hardwood flooring extends through the living and dining areas, including a large front living room with sliding patio doors that open directly onto the expansive, partially covered front deck. With plenty of room for outdoor seating, it's an inviting spot to enjoy your morning coffee, relax with a book or spend time outside. The dining area provides ample room for everyday meals and entertaining, while the kitchen features white cabinetry, granite countertops, a tasteful backsplash, stainless steel appliances and plenty of cupboard and counter space. Just beyond is a distinctive sunken family room with a gas fireplace, wood detailing and sliding doors that open to the attached sunroom. Heated for added comfort, the sunroom features multiple skylights and expands the usable living space. Two bedrooms are located on the main level, including the primary, along with an updated 4-piece bathroom. Air conditioning keeps the home comfortable during Calgary's hot summer days and nights. The developed basement includes a generous rec room that works well for movie nights, a games area, playroom or home gym. Vinyl plank flooring runs throughout the lower level, which also includes two additional bedrooms, laundry, storage and a renovated 3-piece bathroom with an oversized glass-enclosed shower. Outside, the backyard features a brick patio, mature trees and plenty of room for gardening, along with a double detached garage and alley access. This Collingwood location puts schools, recreation, shopping, transit and major

routes within easy reach. St. Margaret School, St. Francis High School and Collingwood School are all nearby, along with Confederation Park Golf Course and the extensive pathways, recreation areas and green spaces of Confederation Park. Nose Hill Park, Triwood Community Association, Calgary Winter Club, University of Calgary, SAIT, Foothills Medical Centre and Alberta Children's Hospital are also just minutes away. Everyday shopping and dining are convenient at Brentwood Village, Market Mall, Northland and University District. With easy access to 14 Street NW, John Laurie Boulevard, Crowchild Trail, nearby bus routes and Brentwood LRT Station, getting around the city is straightforward, with downtown approximately 10 minutes away. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.