

# \$1,338,900 - 44 Collingwood Place Nw, Calgary

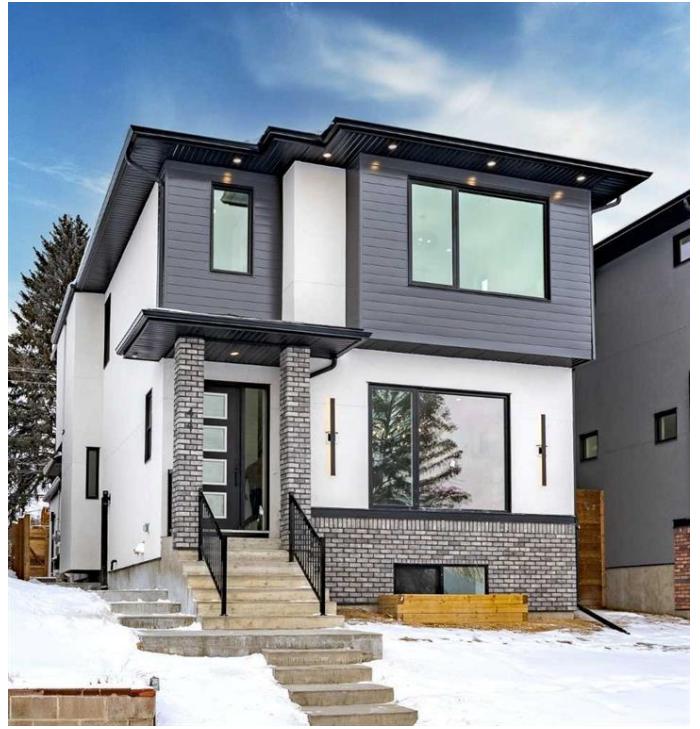
MLS® #A2194211

**\$1,338,900**

5 Bedroom, 4.00 Bathroom, 2,077 sqft  
Residential on 0.07 Acres

Collingwood, Calgary, Alberta

COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | LEGAL 2 BDRM BASEMENT SUITE. Welcome to 44 Collingwood Place! Situated on a 32â€™™ x 100â€™™ lot atop Collingwood Place, over 3,210 sq.ft of total living area, custom-built home is a true masterpiece. Every detail has been METICULOUSLY planned for OPTIMAL LIVING. The main floor features 10â€™™ CEILINGS and a bright south-facing dining area. At the center is a chefâ€™™s kitchen with an OVERSIZED ISLAND, quartz counters and backsplash, LED-under-lighting, full-height cabinetry and a pot-filler above the 36â€™• gas range, . A COFFEE BAR with cabinetry and a beverage fridge adds convenience. A private office space (hidden by a sliding barn door) sits across the kitchen. The living room features a fireplace, custom LED shelving, an in-ceiling speaker system, and a powder room near the mudroom, which boasts floor-to-ceiling custom cabinetry for ample storage. The ATTACHED double garage is FULLY INSULATED, drywalled, and INCLUDES A 200 AMP breaker and gas heater and EV charger rough-ins. Upstairs, the primary suite offers breathtaking views of DOWNTOWN and the ROCKY MOUNTAINS, an expansive walk-in closet, and a dual vanity ensuite with an OVERSIZED SOAKER TUB, a STEAM SHOWER with dual niches, and a standalone VANITY COUNTER with a light-up mirror. A frosted glass window provides privacy while allowing natural light. The



laundry room features quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook NOSE HILL PARK, each with custom closet built-ins. A main bathroom and linen closet complete this level. All bathrooms (except the powder room) include IN-FLOOR HEATING and LED underlighting. The fully legal basement suite boasts 9' ceilings, a spacious kitchen, a large living area, and TWO BEDROOMS. The suite comes with a full kitchen / laundry appliance package. The mechanical room features TWO furnaces, an A/C unit for the main, a sump pump, radon rough-in, and an oversized hot water tank. The private courtyard-style backyard (vinyl decking) includes outdoor speaker rough-ins and a gas outlet for a BBQ or fire table. Confederation Park is just steps away to the south, with Nose Hill Park to the north. Short walk to Collingwood elementary school, St. Francis High School & bus stop, easy access to downtown /freeway. Close to all amenities- Calgary Winter Club, shopping malls, U of C, Children and Foothills Hospitals. This home blends urban convenience with natural beauty and offers downtown & mountain views. Fully hardwired for security systems and cameras, it also qualifies for CMHC's 30-year amortization and GST rebates—check with your lender/accountant! Built by Archway Developments, a family-owned business with 20+ years of experience, this home is backed by Progressive New Home Warranty. Contact your favorite realtor today—this home will IMPRESS!

Built in 2024

### **Essential Information**

MLS® #	A2194211
Price	\$1,338,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Collingwood Place Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0P9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Steam Room, Sump Pump(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 18th, 2025
Days on Market	47
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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