

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

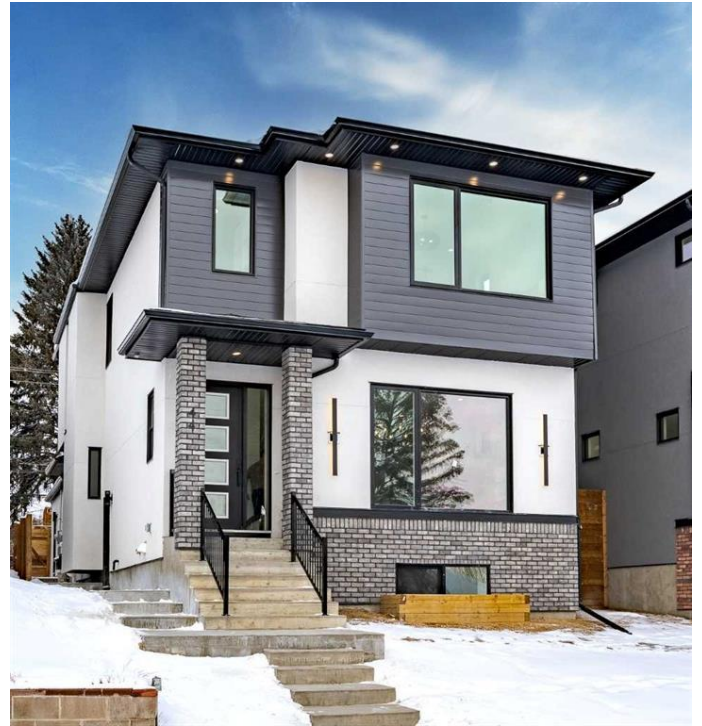
MLS® #A2194211

**\$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	45
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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