

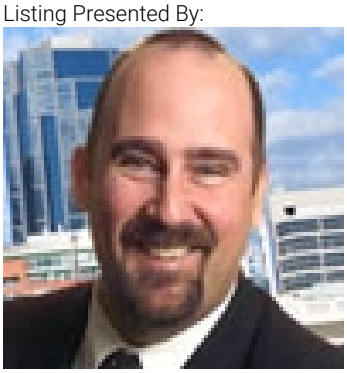
18 Collingwood Place Calgary Alberta

$739,000

7 BEDROOMS. 3 BATHROOMS. A LEGAL 4-BEDROOM BASEMENT SUITE. This RARE Collingwood bungalow delivers exceptional flexibility on a LARGE RCG LOT (55x110) in one of Calgary's most desirable established neighbourhoods. Whether you're expanding your investment portfolio or looking for a home with substantial rental potential below, this property deserves your attention! The main floor offers THREE BEDROOMS, a full bathroom, upgraded luxury VINYL PLANK flooring, and convenient stacked laundry replaced in 2025. Downstairs, the LEGAL SUITE features its own SEPARATE ENTRANCE, FOUR BEDROOMS, TWO FULL BATHROOMS, and separate laundry with a new washer. Each basement bedroom measures OVER 110 SQ. FT., with new bedroom carpeting and interconnected smoke and carbon monoxide detectors. Rent each room separately to maximize rental income (previously rented for $650/room). Updated pot lights, refreshed paint, updated vinyl windows, and a HIGH-EFFICIENCY FURNACE add to the appeal. Cleaned and ready for tenants or perfect for multi-generational living this home is ready for its next chapter. A BRAND-NEW HOUSE ROOF WITH A TRANSFERABLE WARRANTY is another major bonus, while the oversized single-width TANDEM GARAGE provides valuable parking and storage. Previous monthly rents totalled $4,500: $2,400 for the main floor, $200 for garage use, and $1,900 for the basement suite. The LOCATION brings it all together. Walk to schools, neighbourhood amenities, and green spaces, with the parks, recreation facilities, and community connections of the Triwood area close at hand. Enjoy convenient access to the University of Calgary, SAIT, St. Francis High School, shopping, transit, LRT, major roadways, Foothills Medical Centre, Alberta Children's Hospital, and the Arthur J.E. Child Comprehensive Cancer Centre. A RARE SEVEN-BEDROOM OPPORTUNITY with a legal suite, meaningful updates, and an established ...

Bedroom 13.08 Ft x 9.83 Ft
Bedroom 10.58 Ft x 9.83 Ft
Kitchen 19.33 Ft x 10.17 Ft
Bedroom 9.58 Ft x 9.67 Ft
Bedroom 13.17 Ft x 9.75 Ft
Dining room 9.83 Ft x 8.25 Ft
Kitchen 10.25 Ft x 12.75 Ft
Living room 15.50 Ft x 17.17 Ft
Bedroom 14.25 Ft x 9.67 Ft
Primary Bedroom 14.25 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://kaitmorris.com/

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4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.25 Ft x 9.08 Ft

4pc Bathroom .00 Ft x .00 Ft