

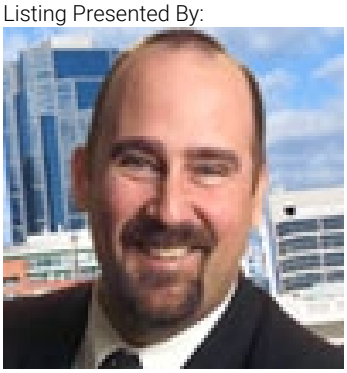
21 Cawder Drive Calgary Alberta

$875,000

Location!Location! This exceptional Collingwood bungalow was professionally reconstructed from the studs with engineered structural modifications, a completely redesigned floorplan, and a fully legal secondary suite registered with the City of Calgary. Offering over 2,000 sq ft of finished living space, the home combines custom-home quality with outstanding income potential in one of Calgary's most desirable inner-city communities. The main level features a bright open-concept layout with 3 spacious bedrooms, a chef-inspired kitchen with custom cabinetry, quartz countertops, premium stainless steel appliances, and an oversized island, plus convenient main-floor laundry, luxury vinyl plank flooring, LED lighting, and smart home features. The purpose-built legal secondary suite offers complete independence with its own private entrance, 2 bedrooms, 2 full bathrooms, full kitchen, separate laundry, separate furnace, and separate central A/C. Ideal as a mortgage helper, executive rental, or multigenerational living space. Major upgrades include all-new plumbing and electrical, upgraded 200A service with separate panels, two high-efficiency furnaces, two A/C units, Navien tankless hot water, new insulation, egress windows, smart thermostats, smart locks, and interconnected smoke/CO detection. Buyer would get 2 sets of appliances from the main floor kitchen and Legal suite Kitchen and laundry area. Outside, the property, features a heated ,oversized, detached garage with EV-ready 50A subpanel, built-in cabinetry and smart garage doors, oversized RV parking pad(35' x 22 ' which can accommodate 2 large RVs or 4 cars) with new chain link fence gate ,a brick patio with a barbecue/firepit, underground irrigation, extensive landscaping, new concrete walkways, fresh exterior paint, and a new sewer line. The property is located on a quiet street just minutes away from the Uni...

Other 4.58 Ft x 3.33 Ft
Living room 14.75 Ft x 13.75 Ft
Other 9.83 Ft x 17.50 Ft
2pc Bathroom 5.17 Ft x 4.92 Ft
4pc Bathroom 8.58 Ft x 4.83 Ft
Bedroom 9.83 Ft x 8.50 Ft
Living room 15.00 Ft x 10.17 Ft
Bedroom 9.75 Ft x 13.33 Ft
Other 9.50 Ft x 7.08 Ft
3pc Bathroom 7.83 Ft x 5.00 Ft
Dining room 7.42 Ft x 10.25 Ft
Kitchen 8.92 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:
Diamond Realty & Associates Ltd

RE/MAX Realty Professionals

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Bedroom 10.58 Ft x 10.00 Ft

Primary Bedroom 14.17 Ft x 10.67 Ft

Laundry room 5.58 Ft x 3.25 Ft

Other 3.00 Ft x 3.00 Ft

4pc Bathroom 11.08 Ft x 4.92 Ft

Bedroom 9.08 Ft x 9.92 Ft

Furnace 11.42 Ft x 6.75 Ft