



3224 Carol Drive Calgary Alberta

\$699,900

LOCATION, LOCATION! Nestled on a quiet street in the highly desirable community of Collingwood, this property is ideally situated close to top-rated schools, shopping, transit, and all major amenities. Enjoy being just minutes from downtown Calgary, the University of Calgary, Foothills and Children's Hospitals, the C-Train, and across from a beautiful golf course, walking and bike paths, this location truly has it all. This spacious 4-level split offers exceptional potential with a walkout third level and a fantastic layout. While much of the home remains in original condition, it boasts a solid floor plan with generous room sizes and great natural light throughout. The main level features a formal living room and dining room, and a functional kitchen with direct access to the backyard. Upstairs, you'll find three bedrooms and a full bathroom. The third level includes a cozy family room with a fireplace and walkout, a fourth bedroom, and a half bathroom. The lowest level adds even more space with a second kitchen, large rec/family room, and bar area -- perfect for extended family or future suite potential (subject to city approval). Set on a huge, beautifully landscaped lot with great curb appeal, this home also features a double detached garage, back lane access, a newer roof, and more. This is a rare opportunity to own a home in one of Calgary's most sought-after inner-city communities. Bring your vision -- the possibilities here are endless! (id:6769)

Kitchen 10.92 Ft x 10.17 Ft
Recreational, Games room 11.67 Ft x 20.00 Ft
Bedroom 11.75 Ft x 11.67 Ft
2pc Bathroom 4.75 Ft x 12.42 Ft
Family room 10.33 Ft x 21.58 Ft
Dining room 11.58 Ft x 8.75 Ft
Other 4.67 Ft x 3.67 Ft

Kitchen 11.17 Ft x 12.08 Ft
Primary Bedroom 11.17 Ft x 11.25 Ft
4pc Bathroom 8.83 Ft x 7.08 Ft
Bedroom 11.08 Ft x 8.25 Ft
Bedroom 9.75 Ft x 12.25 Ft
Primary Bedroom 11.17 Ft x 11.25 Ft

Listing Presented By:



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