



55 Collingwood Place Calgary Alberta

\$459,900

LOCATION LOCATION LOCATION ! Chance to live an inner-city life in a very well managed 2-storey townhouse with two good size bedrooms & low maintenance fee (208.80\$). Open concept kitchen with a big pantry and maple cabinets equipped with 2023 newer range hood. Eating area has a raised kitchen countertop, good for a quick breakfast, coffee or glass of wine with your friends and enjoy the beautiful view of the city. Big windows with south exposure bring a lot of natural light for the living and dining rooms. During a cold winter it's cozy and warm by the corner fireplace in the living room. Utility room with brand new (2024) washer and dryer, storage space and a half bathroom very conveniently located on the main floor. Main floor & the second level is upgraded by 7mm vinyl (2024) with fabulous nosing on the staircase & is backed with freshly painted walls. A bright and big master bedroom on the second floor will offer you a 3pc un-suite bathroom, walk-in closet, and still has enough room for a computer table to study or do your business. Another bedroom and 3pc bathroom, closet storage for your linens will complete the second level. A big balcony is another bonus for this unit. Close to many amenities including University of Calgary, SAIT, steps away schools (Elementary-High), shopping, parks, Foothills and Children Hospitals, very well connected with bus routes- 38,20, 05, 04, 115 Lrt station, steps away public transportation (bus number -20,38) & just minutes of driving to the city downtown. This unit has an assigned parking stall. (id:6769)

Pantry 4.00 Ft x 3.92 Ft
 Laundry room 8.83 Ft x 5.50 Ft
 2pc Bathroom 5.00 Ft x 4.92 Ft
 Dining room 9.08 Ft x 8.67 Ft
 Living room 9.17 Ft x 12.58 Ft
 Kitchen 9.92 Ft x 12.67 Ft
 Other 9.92 Ft x 4.83 Ft

Other 4.58 Ft x 15.67 Ft
 Primary Bedroom 12.42 Ft x 15.42 Ft
 Other 4.50 Ft x 4.33 Ft
 3pc Bathroom 4.92 Ft x 8.92 Ft
 Bedroom 8.25 Ft x 12.08 Ft
 3pc Bathroom 6.67 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:
PREP Realty

RE/MAX Realty Professionals

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