



# 55 Collingwood Place Calgary Alberta

\$359,900

VACANT - READY TO MOVE IN! Gorgeous main floor 2 bedroom and 1 full bath townhome located on a quiet street in the popular Community of Collingwood. LOW CONDO FEES! NEW PAINT! Perfect for first-time Home Buyers, Seniors, University Students, and Investors. Open concept floor plan with newly replaced flooring (CARPET & VINYL PLANK) in 2024 and new stainless steel dishwasher replaced in 2022. The open-concept layout boasts elegant flooring, leading you around the meticulously maintained interior with fresh paint exuding warmth and sophistication. The living room with gas fireplace, dining area, and kitchen area are seamlessly connected creating an inviting atmosphere for gatherings and everyday living. The large gourmet kitchen features a spacious corner pantry, darker-stained maplewood cabinets with full tiled backsplash, and a centre island with raised breakfast bar offering plenty of cabinet and counter space. The spacious master bedroom leads to a 4-piece en-suite, equipped with a cheater door. The second bedroom provides versatility for your space, whether it be for guests, a home office, or hobby space. Convenient in suite laundry/ stacked washer/dryer included. This unit also includes an outdoor powered parking stall and a HUGE patio space (403 sq ft) for your outdoor enjoyment. Main floor unit with private entrance. Excellent Location with minutes walk to transit, schools, playground. Enjoy the perfect blend of outdoor living and urban convenience! This location is surrounded by bike trails and just minutes from Nose Hill Park, ideal for nature enthusiasts. Plus, you're just a short drive (10 minutes) from SAIT, University of Calgary, and Foothills Hospital. Public transportation is also easily accessible, with a 10-minute bus ride to the Brentwood LRT station and Brentwood Village Shopping Center. Experience the best of both worlds in this desirable location!...

Living room 16.58 Ft x 13.83 Ft

Other 16.58 Ft x 12.33 Ft

Primary Bedroom 12.67 Ft x 12.58 Ft

4pc Bathroom 8.67 Ft x 5.08 Ft

Bedroom 12.50 Ft x 8.83 Ft

Other 48.42 Ft x 10.58 Ft

Listing Presented By:



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