



THE
A-TEAM

**RE/MAX
FIRST**

3315 CONSTABLE Place, Calgary T2L0K9

MLS®#: **A2175555** Area: **Collingwood** Listing Date: **10/25/24** List Price: **\$995,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1966** Abv Sqft: **1,086**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,855 sqft** Ttl Sqft: **1,086**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot,Secluded,Treeed**
 Park Feat: **Carport,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Quartz Counters,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Living Room	Main	15`8" x 12`4"
Dining Room	Main	8`10" x 15`0"	Kitchen	Main	12`7" x 9`0"
Bedroom - Primary	Main	9`11" x 12`8"	Bedroom	Main	11`4" x 10`0"
Bedroom	Lower	9`11" x 9`11"	Bedroom	Lower	12`2" x 9`10"
Game Room	Lower	11`8" x 8`8"	3pc Ensuite bath	Main	
4pc Bathroom	Lower		Laundry	Lower	5`6" x 7`11"
Family Room	Lower	11`6" x 19`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3192JK

Remarks

Pub Rmks: **Such a gorgeous location in a secluded section of Collingwood, steps to Confederation Park. This wonderful bungalow has gone through a massive transformation and now is very much a modern 2024 home just waiting for you. There are 2 bedrooms on the main and 2 down. Just about everything is new, all with current finishings, quart countertops throughout the house and high end vinyl on the main. the pictures tell the story. Lovely west backyard with gazebo, oversized single detached with a single carport. This is a house not to miss.**

Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











