



THE
A-TEAM

**RE/MAX
FIRST**

14 COLUMBIA Place, Calgary T2L 0R5

MLS® #: **A2182838**

Area: **Collingwood**

Listing Date: **12/12/24**

List Price: **\$824,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,578**
Low Sqft:
Ttl Sqft: **1,578**

DOM

9

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot**

Park Feat:

Double Garage Attached,Driveway,Tandem

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard,Storage**

Construction: **Aluminum Siding ,Brick**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 13`9"	Family Room	Main	11`0" x 8`7"
Kitchen	Main	18`11" x 11`7"	Dining Room	Main	15`7" x 15`2"
Foyer	Main	8`5" x 3`6"	2pc Bathroom	Main	6`8" x 3`3"
Bedroom - Primary	Upper	14`3" x 12`2"	Walk-In Closet	Upper	6`8" x 3`9"
Bedroom	Upper	11`9" x 10`5"	Bedroom	Upper	10`5" x 9`7"
4pc Bathroom	Upper	7`7" x 7`1"	Laundry	Lower	9`10" x 5`9"
Game Room	Basement	18`3" x 15`10"	3pc Bathroom	Basement	6`5" x 5`11"

Storage	Basement	9`7" x 7`0"	Furnace/Utility Room	Basement	14`10" x 3`10"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **7463HK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Incredibly warm and welcoming home offering many quality updates, ready for families drawn to this highly popular community of Collingwood! Gorgeous west facing front patio and massive rear deck. Freshly painted through the main and upper levels, with hardwood, carpet and tile flooring. Shaker beech wood cabinetry in striking kitchen; new butcher block island with seating and 2nd prep sink (installed this week no photo). Featured gas stove & range hood fan, stainless steel appliances, dark quartz countertops and pantry. Three generous bedrooms; the primary bedroom with walk in closet, and updated 4pce bathroom and 2 linen closets (laundry shoot!) complete the upper level. Main level with large living room & built in media cabinetry, huge dining area with space for sitting area, and sunny sitting room off kitchen. Two pce bathroom, laundry/mud room area with newer washer/dryer (hidden laundry shoot from upstairs bathroom). Lower level is fully finished with office/den, and basement recreation room with 3 pce bathroom; ideal space for teenage retreat or gym with wall mount ready for your TV. Additional storage and utility rooms. Tandem 2 car garage with access to the mudroom. Beautiful fully fenced backyard with massive deck built 2009 with BBQ gas line, trees, lawn, and cute shed for lawn care. Roof replaced in 2007, hot water tank 2022, furnace 2012. Close access to downtown, SAIT and UofC, Collingwood school, Confederation Park Golf Course, Calgary Winter Club, Nose Hill Park, schools and local shopping/restaurants in nearby Brentwood & University District!**

Inclusions: **n/a**
 Property Listed By: **CIR Realty**

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











