

# \$750,000 - 3323 Canberra Place Nw, Calgary

MLS® #A2215550

**\$750,000**

3 Bedroom, 1.00 Bathroom, 1,123 sqft

Residential on 0.16 Acres

Collingwood, Calgary, Alberta

Calling all golf lovers! This location can't be beat! Pride of ownership shines in this well-cared-for 3-bedroom, 1-bath bungalow! With only one owner, this home sits on an oversized pie-shaped lot in a peaceful cul-de-sac in the heart of Collingwood. The main floor offers a functional layout featuring a large living room and dining room combo, a spacious kitchen, three generously sized bedrooms, and a full bathroom. The partially finished basement adds even more potential, with two additional partial bedrooms, a roughed-in bathroom, and a large family room ready for your finishing touches. Step outside to a beautifully landscaped backyard oasis—private, quiet, and perfect for relaxing or entertaining. A double detached garage, rear parking pad and permitted street parking provide plenty of parking for guests and visitors. This home is located a literal 5-minute walk to Confederation Park Golf Course and driving range, so you can just walk your clubs on over. Close to schools, parks, tennis courts and transit, this is a rare opportunity to own a meticulously maintained home in one of Calgary's most established and desirable neighborhoods! View this property today be-FORE someone else does!

Built in 1960

## Essential Information

MLS® #

A2215550



|                |             |
|----------------|-------------|
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,123       |
| Acres          | 0.16        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3323 Canberra Place Nw |
| Subdivision | Collingwood            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 0S2                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, Open Floorplan                               |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 2                                                                                               |
| Fireplaces        | Gas                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Partial, Partially Finished                                                                     |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Close to Clubhouse, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Pie Shaped Lot |
| Roof            | Asphalt Shingle                                                                                        |
| Construction    | Vinyl Siding                                                                                           |
| Foundation      | Poured Concrete                                                                                        |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | R-CG          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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