

# \$1,322,000 - 42 Collingwood Place Nw, Calgary

MLS® #A2234181

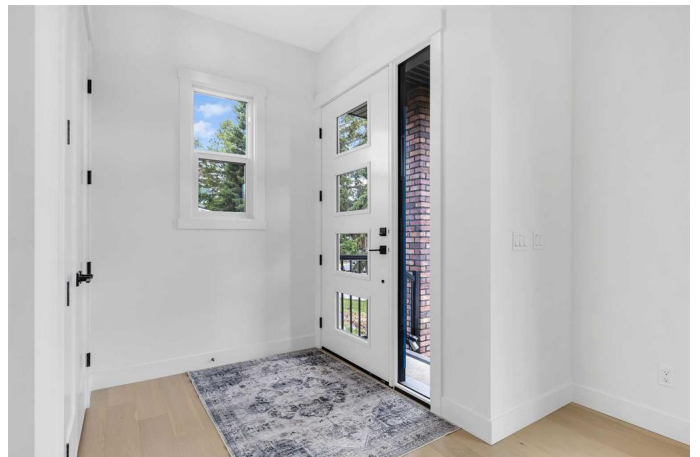
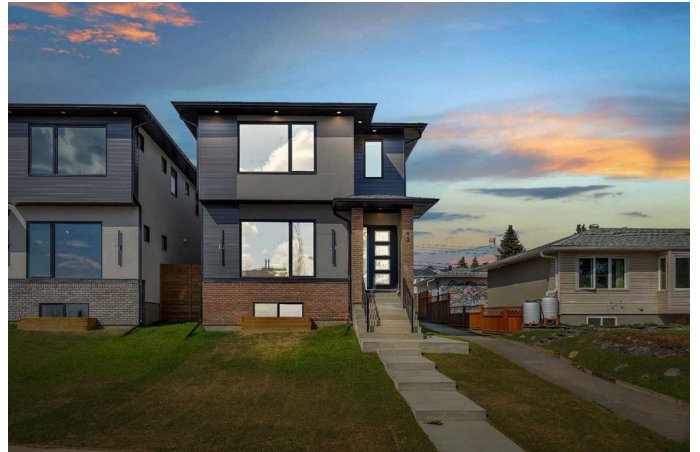
**\$1,322,000**

5 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.07 Acres

Collingwood, Calgary, Alberta

COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | LEGAL 2 BDRM BASEMENT SUITE. Welcome to 42 Collingwood Place! Situated on a 32' x 100' lot atop Collingwood Place, over 3,000 sqft of total living area, custom-built home is a true masterpiece. Every detail has been METICULOUSLY planned for OPTIMAL LIVING. The main floor features 10' CEILINGS and a bright south-facing dining area. At the center is a chef's kitchen with an OVERSIZED ISLAND, quartz counters and backsplash, LED-under-lighting, full-height cabinetry and a pot-filler above the 36" gas range. A COFFEE BAR with cabinetry and a beverage fridge adds convenience. A private office space is secluded by custom French-inspired iron casement sliding doors sits across the kitchen. The living room features an electric fireplace, custom LED shelving, an in-ceiling speaker system, and a powder room near the mudroom which boasts floor-to-ceiling custom cabinetry for ample storage. The ATTACHED double garage is FULLY INSULATED, drywalled, and includes a 200 AMP breaker and gas heater and EV charger rough-ins. Upstairs, the primary suite offers breathtaking views of DOWNTOWN CALGARY and the ROCKY MOUNTAINS, an expansive walk-in closet, and a dual vanity ensuite with an OVERSIZED SOAKER TUB, a STEAM SHOWER with dual niches, and a standalone VANITY COUNTER with a light-up mirror. A frosted glass window provides



privacy while allowing in natural light. The laundry room features quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook NOSEHILL PARK, each with custom closet built-ins. A main bathroom and linen closet complete this level. All bathrooms (except the powder room) include IN-FLOOR HEATING and LED underlighting. The FULLY LEGAL BASEMENT SUITE boasts 9'™ ceilings, a spacious kitchen, a large living area, and TWOBEDROOMS. The suite comes with a full kitchen / laundry appliance package. The mechanical room features TWO furnaces, an A/C unit for the main, a sump pump, radon rough-in, and an oversized hot water tank. The private courtyard-style backyard (vinyl decking) includes outdoor speaker rough-ins and a gas outlet for a BBQ or fire table.

CONFEDERATION PARK is just steps away to the south, with Nose Hill Park to the north. Short walk to Collingwood elementary school , St. Francis High School & bus stop, easy access to downtown. Close to all amenitiesâ€”Calgary Winter Club, shopping malls, U of C, Children and Foothills Hospitals. This home blends urban convenience with natural beauty and offers downtown & mountain views. Fully hardwired for security systems and cameras, it also qualifies for CMHC's 30-year amortization and GST rebatesâ€”check with your lender/accountant! Built by Archway Developments, a family-owned business with 20+ years of experience, this home is backed by Progressive New Home Warranty. Contact your favorite realtor todayâ€”this home will IMPRESS!

Built in 2024

## Essential Information

MLS® #

A2234181

|                |             |
|----------------|-------------|
| Price          | \$1,322,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,103       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 42 Collingwood Place Nw |
| Subdivision | Collingwood             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 0P9                 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Attached, Insulated |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Gas Range, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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