

# \$899,900 - 54 Canyon Drive Nw, Calgary

MLS® #A2207371

**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.13 Acres

Collingwood, Calgary, Alberta

Situated in the sought-after community of Collingwood, this beautifully renovated bungalow offers over 2,700 square feet of developed living space with thoughtful upgrades throughout. With a striking Hardie board and brick exterior, this home boasts fantastic curb appeal on a quiet, well-located lot. The property includes four bedrooms, a den/office, three bathrooms, and a double detached garage accessible from the front driveway. Hardwood and tile flooring flow throughout the main level, complementing the open-concept design. The stunning kitchen features granite countertops, rich wood cabinetry, stainless steel appliances, ample cupboard and counter space, and a breakfast bar perfect for entertaining. The adjoining dining area and sunroom create an inviting atmosphere, while the expansive living room offers views of the tree lined street and provides a comfortable place to unwind or entertain. The main floor includes three generously sized bedrooms and a well-appointed four-piece main bathroom. The primary bedroom serves as a luxurious getaway with built-in closets and drawers, ample room for a king size bed, and a beautifully finished ensuite bathroom with granite countertops and an oversized tiled shower. Downstairs, the expansive and bright recreation room features a gas fireplace and a dedicated fitness area. A well-equipped wet bar with a fridge and sink enhances the lower level's functionality. A versatile den makes



an ideal office space, while the additional bedroom and three-piece bathroom offer comfort and convenience. The basement also includes a well laid out laundry and storage room. The backyard is designed for both relaxation and entertaining. A massive stamped concrete patio is wired for a hot tub, while a tiered upper level with a grassy area, mature trees, and perennial flower beds creates a well-balanced, easy to maintain, outdoor setting. The yard also features a vegetable plot and a gravel parking pad adjacent to the garage, adding to its versatility. Collingwood's prime location offers easy access to top-rated schools, Confederation and Nose Hill Park, and the Calgary Winter Club. The University of Calgary and SAIT are just a 5 minute drive away, while downtown is reachable in 15 minutes. Nearby amenities include Brentwood Village Shopping Centre, the University District, and Market Mall. Commuting is seamless with quick access to John Laurie Blvd, 14th Street NW, and Crowchild Trail, plus public transit is just a short walk away. This exceptionally quiet location ensures tranquility with no noise from major roads, while still being conveniently close to everything. Recent upgrades include fresh paint inside (2025), a new HWT (2023), triple-pane windows (2019), R50 attic insulation (2019), a new refrigerator (2024) and stove (2025), and Hunter Douglas blinds on the main floor. The exterior has been thoughtfully maintained with fence, driveway, steps, and patio upgrades (2013) and a fresh coat of paint outside (2020).

Built in 1959

## Essential Information

MLS® #	A2207371
Price	\$899,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	54 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0R3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Front, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Treed

Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.