

# \$1,315,000 - 42 Collingwood Place Nw, Calgary

MLS® #A2234181

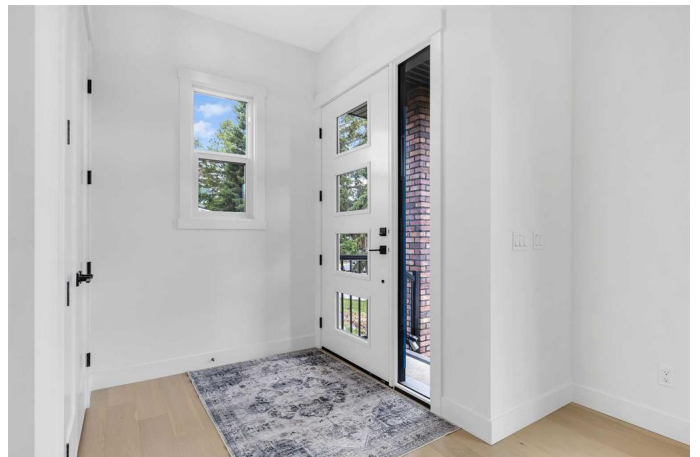
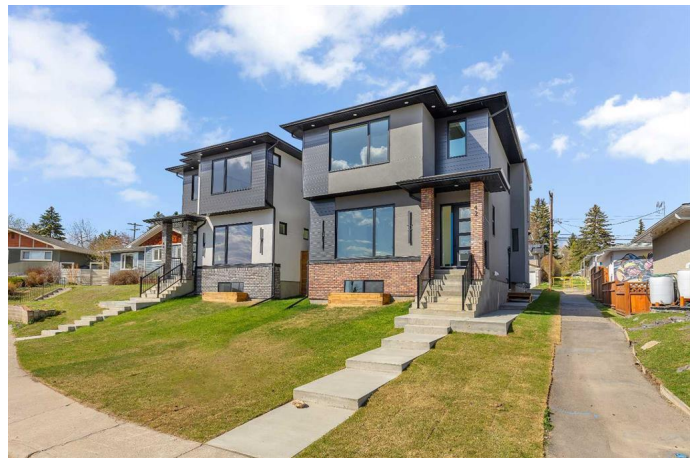
**\$1,315,000**

5 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.07 Acres

Collingwood, Calgary, Alberta

**\*\*PRICE IMPROVEMENT\*\* 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 TWO BEDROOMS. 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 amenities—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 rebates—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. With costs of new builds expected to rise (tariffs), your chance to get into a new home at today's prices!

Built in 2024

## **Essential Information**

MLS® #	A2234181
Price	\$1,315,000
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	Alley Access, Double Garage Attached, 220 Volt Wiring, 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, Vinyl Windows, Walk-In Closet(s), Steam Room, Sump Pump(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, Front Yard, Lawn, Private, Rectangular Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	46
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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