

# \$745,000 - 43 Canyon Drive Nw, Calgary

MLS® #A2208399

**\$745,000**

3 Bedroom, 1.00 Bathroom, 1,087 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

Welcome to this INCREDIBLE INVESTMENT OPPORTUNITY located on a quiet street in the sought-after neighborhood of Collingwood. This property offers the perfect canvas for builders, renovators, or homeowners seeking to create their dream home in a prime location. Previous owners have obtained an approved development permit for two detached dwellings, a process that typically takes up to 6 months to complete, saving builders valuable time and money. The value between approved development permits and holding costs is roughly \$40,000. On top of that the hot water tank was just replaced in October!

With stunning city views, this lot is surrounded by some of the best amenities Calgary has to offer. Just minutes away from Nose Hill Park, Confederation Park, and the renowned Confederation Golf Course, this location is perfect for those who enjoy outdoor activities. You'll also find tennis courts, dog parks, the West Confederation bike track, and multiple schools nearby. Whether you're an outdoor enthusiast or seeking convenience, everything you need is just around the corner.

The property is ideally situated just a 5-minute drive to both SAIT and the University of Calgary, making it a fantastic choice for students, faculty, or anyone looking for easy access to these educational institutions. A quick 10-minute drive will take you to the vibrant Kensington area, where you'll find an



array of shops, restaurants, and entertainment options.

This is a fantastic opportunity for builders or renovators to create something truly special in one of Calgary's most desirable neighborhoods. Don't miss outâ€”contact us today for more information or to schedule a viewing!

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208399    |
| Price          | \$745,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,087       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 43 Canyon Drive Nw |
| Subdivision | Collingwood        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2L 0R2            |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Laminate Counters, Storage, Bar |
|-------------------|---------------------------------|

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, See Remarks |
| Heating      | Forced Air, Wood Stove, Wood                                   |
| Cooling      | None                                                           |
| Has Basement | Yes                                                            |
| Basement     | Full, Partially Finished                                       |

## Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                                  |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding                                                                                        |
| Foundation        | Poured Concrete                                                                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 27              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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