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21 Columbia Place NW  
Calgary, Alberta

MLS # A2228131



**\$975,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Collingwood                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,271 sq.ft.                                                             | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Single Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land |               |                   |

|                    |                                                                                                                                                |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Stone                                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Storage |                   |      |
| <b>Inclusions:</b> | Fridge                                                                                                                                         |                   |      |

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY JUNE 21 FROM 1-4PM\*\***More than just a great family home &ndash; this property offers something rare: an additional 540+ sq ft of above-grade living space in a beautifully finished garage studio, bringing the total to 2,541 sq ft of livable space. Whether you're looking for a home office, guest space, creative studio, or a spot for teens or extended family, the garage studio gives you options you won't find elsewhere. Elegant, immaculate, and filled with natural light, this beautifully updated home offers a rare combination of classic charm and modern design in a highly sought-after location. Boasting stunning views from both the front and back, this residence is nestled on a quiet, tree-lined street just steps from schools, shopping, parks, and the University of Calgary, with easy access to downtown. Step inside to a bright and spacious living and dining area where design and comfort meet. The living room features a striking mahogany accent wall and a tastefully done stone feature wall with a wood-burning fireplace, creating a warm and inviting ambience. Immaculate original oak hardwood flooring and large triple-pane windows with Hunter Douglas coverings add a touch of timeless elegance, while custom-built-in wall shelving provides both style and function. The kitchen is a true chef's dream, showcasing custom-built cherry wood cabinetry, top-of-the-line stainless steel appliances, a travertine backsplash, and a central island with a breakfast bar &ndash; perfect for casual dining or entertaining guests. The main floor offers a thoughtfully designed layout with three generously sized bedrooms, including a serene primary retreat. A beautifully updated 4-piece bathroom features high-end fixtures and a custom glass-enclosed shower, continuing the home's refined aesthetic. Downstairs,

the fully developed basement presents an ideal setup for extended family or guest accommodations. It includes a spacious family room with a cosy wood-burning fireplace, a fourth bedroom, a second full kitchen, another 4-piece bathroom, and a convenient laundry area. Step outside to your private backyard oasis. A lush, landscaped garden surrounds a gorgeous cedar deck – perfect for summer entertaining or relaxing while enjoying the tranquil views. The front yard features an underground irrigation system to maintain the pristine curb appeal year-round. Car enthusiasts and hobbyists will appreciate the rare combination of a single attached garage, a detached double garage, and the unique garage studio above. This bonus living space includes a rec room, a family room, and a flex space that can easily serve as a home office, studio, or additional guest area. Two bonus rooms located above the main garage further expand the home’s functional space. Additional highlights include a high-efficiency furnace, on-demand hot water, and quality finishes throughout. This exceptional property offers comfort, flexibility, and convenience in a location that truly has it all.