

# \$975,000 - 21 Columbia Place Nw, Calgary

MLS® #A2228131

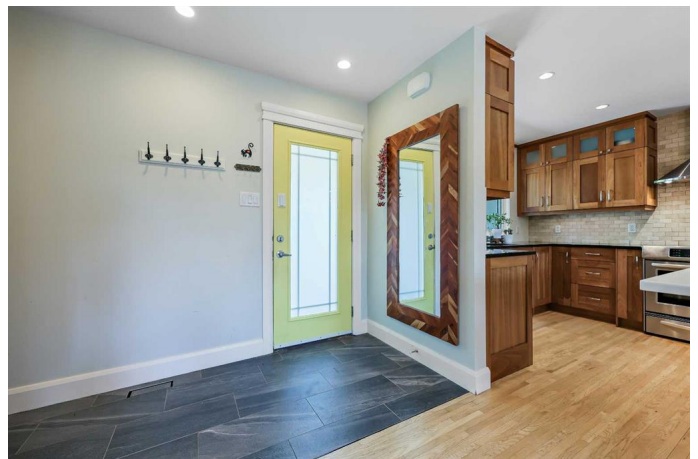
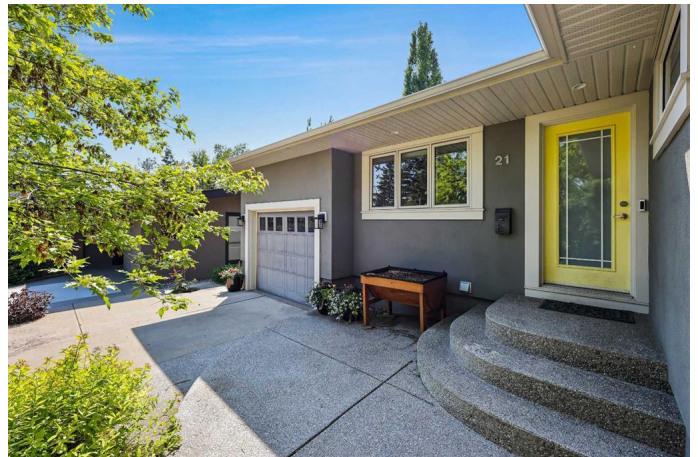
**\$975,000**

4 Bedroom, 2.00 Bathroom, 1,271 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

More than just a great family home – 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 – 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.

Built in 1958

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2228131  |
| Price     | \$975,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,271       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21 Columbia Place Nw |
| Subdivision | Collingwood          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 0R4              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 5                                              |
| Parking        | Double Garage Detached, Single Garage Attached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                               |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                              |
| Fireplaces        | Stone, Wood Burning                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                 |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low |

|              |                                                    |
|--------------|----------------------------------------------------|
|              | Maintenance Landscape, Many Trees, Rectangular Lot |
| Roof         | Asphalt Shingle                                    |
| Construction | Stucco, Wood Frame                                 |
| Foundation   | Poured Concrete                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

### **Listing Details**

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

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