



ID# 10826

MLS®# A2054192

**\$829,000**



## Collingwood 3320 Constable Place NW Calgary

Single Family  
Bungalow  
Year Built: 1967



4  
Bedrooms



2  
Bathrooms



1,189  
Square Feet

For additional information on this listing  
please call the Listing REALTOR® at:

**403-993-1334**

## Property Highlights

Incredible opportunity in this updated 4 bed, 2 bath bungalow! Ideally located in a highly sought after area of Collingwood just half a block to Confederation Park Golf Course, on a QUIET cul-de-sac, & close to Spanish Immersion schools. This home features an absolutely spectacular yard with award-winning perennial gardens front & back, large lot with a SE-facing back yard, amazing stone patios & flower beds, lots of fruits & mature trees, a water feature, built-in outdoor kitchen & bbq, built-in exterior lighting, sprinkler system, plus roughed-in gas & electrical for future development. Beautiful Mediterranean-inspired design inside & out including real grape vines! Travertine & hardwood flooring through most of the home with updated flat ceiling & pot lights. A stunning high-quality kitchen offers gorgeous off-white cabinetry, travert...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10826](https://rhinorealty.com/?ID=10826)



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All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$829,000

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3320 Constable Place NW  
Calgary, AB T2L 0L1

## GENERAL DETAILS

Community: Collingwood  
Property Type: Single Family  
Style: Bungalow, detached  
Year Built: 1967  
# of Finished Levels: 2  
Sq Ft Above Grade: 1189  
Total Dev'pd Sq Ft: 2226.6  
Front Windows Face: Northwest  
Back Yard Faces: Southeast

## INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade  
Bathrooms: ; one 3-piece; one 5-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	15.3x14.2	4.67x4.32
Dining Room	Main Floor	9.1x7.8	2.77x2.39
Kitchen	Main Floor	10.9x14.7	3.33x4.47
Rec Room	Basement	14.3x24.7	4.37x7.54
Master Bedroom	Main Floor	12.0x11.4	3.66x3.48
Bedroom	Main Floor	8.9x9.6	2.72x2.92
Bedroom	Main Floor	8.9x11.9	2.72x3.63
Bedroom	Basement	16.6x12.8	5.05x3.91
Laundry Room	Basement	11.3x12.4	3.45x3.79

Basement: full, fully finished  
Flooring: hardwood, tile, other  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1  
Included Items: refrigerator, freezer, countertop stove, built in wall oven, microwave, wine fridge, hood fan, washer, dryer, garage opener & controls, all window coverings, ceiling fan, tv mounts  
Interior Features: stainless steel appliances, quartz counter, flat ceiling, high efficiency furnace, no smoking

## EXTERIOR

Exterior Finish: wood siding, stone  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: double detached, heated, drywalled, insulated, oversized parking  
Total # of Parking Spots: 2  
Location Attributes: cul-de-sac, fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, private, golf nearby, playground nearby  
Yard and Exterior Features: porch, patio, landscaped, fully fenced, underground sprinklers, perennials, abundant trees/shrubs  
Acreage Features: municipal water

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	53.0	16.15
Lot Width at Rear:	53.0	16.15
Lot Depth (Average):	110.0	33.53
Lot Area:	5834	542.0

Lot Shape: Rectangular  
Property Taxes: \$4107.00, Annual



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