

21 Columbia Place NW
Calgary, Alberta

MLS # A2228131



\$950,000

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

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

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.