

**71 Cromwell Avenue NW
Calgary, Alberta**

MLS # A2273197



\$839,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in the sought-after Foothills Estates of Collingwood, this walkout bungalow offers a prime location with a sunny south-facing backyard and sweeping city and mountain views. Thoughtfully updated over the years, the home features newer windows and a high-efficiency furnace, ensuring comfort and efficiency. The main level offers three bedrooms and two bathrooms, while the fully developed walkout basement opens onto a beautifully landscaped south-exposed yard with mature trees and greenery. A rear detached garage adds further value, complete with an upper studio/loft space—ideal for a workspace, hobby room, or additional storage. Positioned on a 55' x 100' lot, this property sits in the heart of Collingwood's redevelopment zone, surrounded by newly built and in-progress million-dollar homes. The location is exceptional—just minutes from all levels of schools, Nose Hill and Confederation Park, golf, shopping, and countless amenities. A rare opportunity in one of Calgary's most desirable, evolving neighbourhoods. Full disclosure: The home is not in liveable condition, asbestos abatement completed.