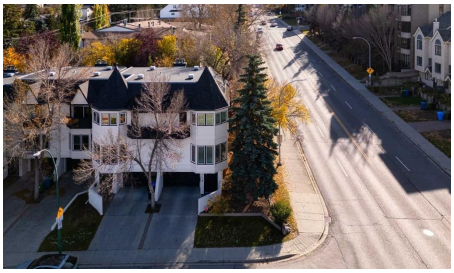
1425 Colborne Crescent SW

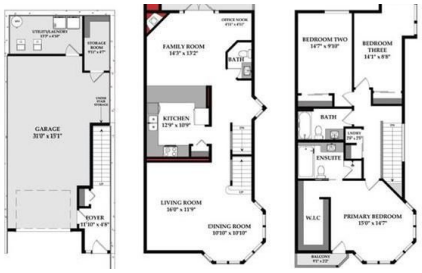
Calgary | Active | MLS® A2353856

$665,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1990**	**1,863.42 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

OPEN HOUSE SAT/SUN 2-4 PM RARE OFFERING l MOUNT ROYAL TOWNHOME l 3 BEDROOM l DOUBLE ATTACHED GARAGE + DRIVEWAY l FULLY FENCED SOUTH BACK YARD l DOWNTOWN VIEWS l MOVE IN READY l **Welcome Home*** Mount Royal living with city views & over 1,860 sq ft of living space, this corner end-unit townhome lives more like an attached home than a condo. Set in a boutique, well-managed 6-unit complex with a recently redone exterior, it delivers space, privacy, and an unbeatable inner-city address. Bay windows fill the front living and dining rooms with natural light, setting the stage for easy entertaining. The kitchen anchors the main floor with granite counters, stainless appliances, a pantry, and a sit-up bar, flowing into a family room where a wood-burning fireplace sets the mood. French doors open to a private, fully fenced south-facing yard with a low-maintenance deck and BBQ gas line. A handy office nook and a half bath complete the level. Upstairs, three generous bedrooms and two full baths give everyone room to breathe, with convenient upper-floor laundry hookups right where you need them. The primary retreat is a true escape with vaulted ceilings, a bay window, a private balcony, a custom walk-in closet, and an ensuite with a jetted tub and separate shower. The oversized 31-foot double attached tandem garage fits two vehicles alongside a parking pad for added convenience with a dedicated storage area & utility room. The long south facing backyard is the icing on the cake, offering something very unique and rare in a townhome & in the area. Upgrades include triple-pane LUX windows, a high-efficiency furnace, central A/C, interior paint, and two-way honeycomb blinds with blackout in the bedrooms, window cladding replacement, exterior wood trim replacement, stucco + exterior wood repaint & newly stained fencing. All of this within walking distance of 17th Avenue and downtown close to shopping, restaurants, night life with a Mount Royal address.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353856
Bedrooms	3
Bathrooms	3
Year Built	1990
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,863.42 sq. ft.
Main Level Finished Area:	922.11 sq. ft.
Upper Level Finished Area:	941.31 sq. ft.
Below Grade Finished Area:	132.49 sq. ft.
Condo Fee:	$679.49
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	7
Year built:	1990 (Age: 36)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9011935
Heating:	Forced Air, Natural Gas
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Oversized, Parking Pad, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Upper Mount Royal
Amenities:	Snow Removal
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Living Room · 16' × 11'9" ·
Main Floor	Kitchen · 12'9" × 10'9" ·

Main Floor	Dining Room · 10'10" × 10'10" ·
Main Floor	Family Room · 14'3" × 13'2" ·
Main Floor	Nook · 4'11" × 4'11" ·
Upper Level	Bedroom - Primary · 15' × 14'7" ·
Upper Level	Balcony · 9'1" × 2'2" ·
Upper Level	Walk-In Closet · 12'8" × 5'7" ·
Upper Level	Bedroom · 14'7" × 9'10" ·
Upper Level	Bedroom · 14'1" × 8'8" ·
Upper Level	Laundry · 2'8" × 2'5" ·
Lower Level	Foyer · 10'11" × 4'8" ·
Lower Level	Storage · 9'11" × 4'7" ·
Lower Level	Laundry · 13'3" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1425-colborne-crescent-sw-calgary-a2353856/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.