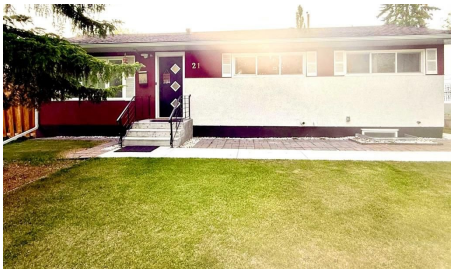
21 Cawder Drive NW

Calgary | Active | MLS® A2329786

$875,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1958**	**1,030 sq. ft.**

Your next move starts with a conversation.

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Listed by Diamond Realty & Associates Ltd

A closer look

Location!Location! This exceptional Collingwood bungalow was professionally reconstructed from the studs with engineered structural modifications, a completely redesigned floorplan, and a fully legal secondary suite registered with the City of Calgary. Offering over 2,000 sq ft of finished living space, the home combines custom-home quality with outstanding income potential in one of Calgary's most desirable inner-city communities. The main level features a bright open-concept layout with 3 spacious bedrooms, a chef-inspired kitchen with custom cabinetry, quartz countertops, premium stainless steel appliances, and an oversized island, plus convenient main-floor laundry, luxury vinyl plank flooring, LED lighting, and smart home features. The purpose-built legal secondary suite offers complete independence with its own private entrance, 2 bedrooms, 2 full bathrooms, full kitchen, separate laundry, separate furnace, and separate central A/C. Ideal as a mortgage helper, executive rental, or multigenerational living space. Major upgrades include all-new plumbing and electrical, upgraded 200A service with separate panels, two high-efficiency furnaces, two A/C units, Navien tankless hot water, new insulation, egress windows, smart thermostats, smart locks, and interconnected smoke/CO detection. Buyer would get 2 sets of appliances from the main floor kitchen and Legal suite Kitchen and laundry area. Outside, the property, features a heated ,oversized, detached garage with EV-ready 50A subpanel, built-in cabinetry and smart garage doors, oversized RV parking pad(35' x 22 ' which can accommodate 2 large RVs or 4 cars) with new chain link fence gate ,a brick patio with a barbecue/firepit, underground irrigation, extensive landscaping, new concrete walkways, fresh exterior paint, and a new sewer line. The property is located on a quiet street just minutes away from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Nose Hill Park, Brentwood LRT, shopping, and downtown, this is a rare opportunity to own a virtually new custom-quality home with exceptional rental and lifestyle flexibility.One has to see it to believe the extensive renovation both inside and outside .All in formation, permits and floor plans are included in the folder on the island. This beauty shows pride of Ownership!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329786
Bedrooms	5
Bathrooms	4
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,030 sq. ft.
Main Level Finished Area:	1,030 sq. ft.
Below Grade Finished Area:	890.48 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	55'
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1958 (Age: 68)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1362HK
Electricity:	200+ Amp Service
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	See Remarks, Vinyl Plank
Cooling:	None
Fireplaces:	0
Water Supply:	Drinking Water, Public
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Parking Pad
Parking Covered:	3
Parking Places:	5
Parking Total/Covered:	5 / 3
Laundry Features:	In Hall
City Quadrant:	Northwest
Community:	Collingwood
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, See Remarks, Washer
Inclusions:	all window coverings and blinds.
Restrictions:	None Known
Main Floor	Entrance · 4'7" × 3'4" ·
Main Floor	Living Room · 14'9" × 13'9" ·
Main Floor	Kitchen With Eating Area · 17'6" × 9'10" ·

Main Floor	Bedroom · 9'10" × 8'6" ·
Main Floor	Bedroom · 10'7" × 10' ·
Main Floor	Bedroom - Primary · 14'2" × 10'8" ·
Main Floor	Laundry · 5'7" × 3'3" ·
Main Floor	Entrance · 3' × 3' ·
Suite	Living Room · 15' × 10'2" ·
Suite	Bedroom · 13'4" × 9'9" ·
Suite	Walk-In Closet · 9'6" × 7'1" ·
Suite	Dining Room · 10'3" × 7'5" ·
Suite	Kitchen · 10'3" × 8'11" ·
Suite	Bedroom · 9'11" × 9'1" ·
Suite	Furnace/Utility Room · 11'5" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Storage, Wet Bar
Exterior Features:	Fire Pit, Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Enclosed, Other
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/21-cawder-drive-nw-calgary-a2329786/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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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.