44 Collingwood Place NW

Calgary | Active | MLS® A2343920

$1,198,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**2,076.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Downtown and Mountain Views, COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | 2 BDRM BASEMENT LEGAL SUITE. Welcome to 44 Collingwood Place, a stunning custom-built residence on a 32’ x 100’ lot offering over 3,210 sq. ft. of total developed living space. Thoughtfully designed with exceptional attention to detail, this home combines modern luxury and functionality with impressive views of downtown and the Rocky Mountains. The main floor features 10’ ceilings, a bright south-facing dining area, and a chef-inspired kitchen with an oversized island, quartz countertops and backsplash, LED under-cabinet lighting, full-height cabinetry, a 36” gas range, and a pot filler. A dedicated coffee bar with cabinetry and a beverage fridge adds convenience, while a private office is tucked behind a sliding barn door. The living room offers a fireplace, custom LED-lit shelving, and in-ceiling speakers. A powder room and mudroom with floor-to-ceiling custom cabinetry complete the level. The attached double garage is fully insulated and drywalled, with a 200-amp electrical service, a gas heater rough-in, and an EV charger rough-in. Upstairs, the primary retreat showcases breathtaking downtown and mountain views, a large walk-in closet, and a spa-inspired ensuite with dual vanities, an oversized soaker tub, a steam shower with dual niches, and a separate vanity station with an illuminated mirror. The laundry room includes quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook Nose Hill Park and feature custom closet built-ins. A full bathroom and linen closet complete this level. All full bathrooms include in-floor heating and LED underlighting. The fully legal 2-bedroom basement suite features 9’ ceilings, a spacious kitchen, large living area, two bedrooms, and its own kitchen and laundry appliance package-ideal for extended family or rental income. Mechanical features include two furnaces, central A/C for the main residence, a sump pump, radon rough-in, and an oversized hot water tank. The private courtyard-style backyard with vinyl decking includes outdoor speaker rough-ins and a gas outlet for a BBQ or fire table. Enjoy an exceptional location with Confederation Park just steps to the south and Nose Hill Park to the north. Walk to Collingwood School, St. Francis High School, and transit, with quick access to downtown and major roadways. Nearby amenities include Calgary Winter Club, shopping, U of C, Alberta Children’s Hospital, and Foothills Medical Center. Fully hardwired for security systems and cameras. Built by Archway Developments, a family-owned builder with 20+ years of experience, and backed by Progressive New Home Warranty. The basement is currently rented for $1700 per month, and the tenants are willing to stay longer. Contact today to book a private viewing; this home is sure to impress!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343920
Bedrooms	5
Bathrooms	4
Year Built	2024
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:	2 Storey
Total Living Area:	2,076.7 sq. ft.
Main Level Finished Area:	1,021.72 sq. ft.
Upper Level Finished Area:	1,054.98 sq. ft.
Below Grade Finished Area:	1,134.85 sq. ft.
Acreage:	No
Lot Area:	3,196 sq. ft.
Lot Frontage:	32'5"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2310398
Heating:	Fireplace(s), Forced Air

Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Collingwood
Appliances:	Built-In Gas Range, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 16'3" × 10'7" ·
Main Floor	Living Room · 15'5" × 12'11" ·
Main Floor	Office · 9'5" × 6'9" ·

Main Floor	Kitchen · 18'7" × 15'3" ·
Main Floor	Mud Room · 12'3" × 7'8" ·
Upper Level	Bedroom · 11'8" × 11'5" ·
Upper Level	Laundry · 7'11" × 5'7" ·
Upper Level	Bedroom - Primary · 16'3" × 16'1" ·
Upper Level	Bedroom · 11'11" × 11'3" ·
Basement	Bedroom · 11'11" × 11'5" ·
Basement	Game Room · 20'1" × 15'3" ·
Basement	Bedroom · 11'5" × 11'5" ·
Basement	Kitchen · 9'11" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Steam Room, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Cul-De-Sac
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-collingwood-place-nw-calgary-a2343920/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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