# 99 Clarendon Road NW

Calgary | Active | MLS® A2354930

**$1,090,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **3** | **1962** | **1,676.64 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

A RARE OPPORTUNITY IN FOOTHILLS ESTATES - 99 CLARENDON ROAD, COLLINGWOOD!Discover the possibilities! Set on an exceptional 60' x 115' lot with a private west-facing backyard, this original mid-century bungalow offers over 1,675 sq. ft. of main-floor living in one of northwest Calgary's most established and desirable neighbourhoods. Whether you're dreaming of creating your forever home, investing in a renovation or building a custom residence, this property offers the space, setting and opportunity to make it happen. Inside, the home's distinctive mid-century character shines through vaulted ceilings across the kitchen, breakfast nook, den, bedrooms , dining and living rooms. The spacious living room features a striking stone-faced wood-burning fireplace, while generous windows bring natural light throughout the day. Patio doors open from the dining room onto a large balcony overlooking the private west-facing backyard-an ideal setting for summer entertaining and beautiful evening sunsets. The main-floor den, with built-in bookshelves & a large window, makes an inviting home office. The open-concept kitchen offers abundant raised solid-oak cabinetry, a custom china cabinet in the adjoining nook and appliances approximately five years old. The kitchen was renovated in 1992. The primary bedroom overlooks the backyard , features a large closet and 1-3 pce ensuite. All three bedrooms have beautiful hardwood floors with vaulted ceilings, 1-4 pce bathroom with skylight & insulated double attached garage at the front of house add convenience. The developed lower level expands the living space with a large family room and second wood-burning fireplace, two additional bedrooms (one with direct backyard access), laundry chute, & an ample storage. The backyard fence was replaced approximately two years ago. Foothills Estates is a distinctive Collingwood enclave, originally developed in the early 1960s with wider streets and dedicated park spaces. Today, its established streetscape features a blend of original homes, extensive renovations and impressive custom builds. Enjoy an exceptional location just minutes from Nose Hill Park, Confederation Park and Golf Course, and the Calgary Winter Club. Collingwood School, St. Margaret School, St. Francis High School, the University of Calgary, SAIT, Foothills Medical Centre and Alberta Children's Hospital are all conveniently nearby. A property with character. A lot with potential. A location worth investing in. Move in and enjoy, renovate to suit your vision or build the custom home you've always imagined. Opportunities like this in Foothills Estates are increasingly hard to find!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2354930 |
| **Bedrooms** | 5 |
| **Bathrooms** | 3 |
| **Year Built** | 1962 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |

| | |
|---|---|
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,676.64 sq. ft. |
| **Main Level Finished Area:** | 1,676.64 sq. ft. |
| **Below Grade Finished Area:** | 1,589.7 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,888 sq. ft. |
| **Lot Frontage:** | 60'2" |
| **Front Exposure:** | East |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1962 (Age: 64) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 743JK |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Walk Up |
| **Foundation:** | Poured Concrete |

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|---|---|
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Siding |
| **Structure Type:** | House |
| **Roof:** | Membrane |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Wood Burning |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Bathroom |
| **City Quadrant:** | Northwest |
| **Community:** | Collingwood |
| **Appliances:** | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| **Inclusions:** | Underground sprinkler system |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Living Room · 25'2" × 17' · |
| **Main Floor** | Dining Room · 12'3" × 9'7" · |
| **Main Floor** | Kitchen · 18' × 13'7" · |
| **Main Floor** | Bedroom - Primary · 20'1" × 12'3" · |
| **Main Floor** | Bedroom · 12'2" × 9'3" · |

| | |
|---|---|
| **Main Floor** | Bedroom · 13'2" × 9'7" · |
| **Main Floor** | Den · 12'5" × 9'4" · |
| **Basement** | Bedroom · 16'10" × 11'5" · |
| **Basement** | Bedroom · 16'1" × 10'10" · |
| **Basement** | Game Room · 26'11" × 17'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Street Lights |
| **Interior Features:** | Laminate Counters |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-C1 |
| **Listed Date:** | Nov 25, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/99-clarendon-road-nw-calgary-a2354930/

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

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