\$724,900 - 43 Canyon Drive Nw, Calgary

MLS® #A2232429

\$724,900

3 Bedroom, 1.00 Bathroom, 1,087 sqft Residential on 0.14 Acres

Collingwood, Calgary, Alberta

INVESTORS! This is an incredible investment opportunity. Located on a quiet street in the sought-after neighborhood of Collingwood. This property offers the perfect canvas for builders, renovators, or homeowners seeking to create their dream home in a prime location. Previous owners have obtained an approved development permit for two detached dwellings, a process that typically takes up to 6 months to complete, saving builders valuable time and money. The value between approved development permits and holding costs is roughly \$40,000. With stunning city views, this lot is surrounded by some of the best amenities Calgary has to offer. Just minutes away from Nose Hill Park, Confederation Park, and the renowned Confederation Golf Course, this location is perfect for those who enjoy outdoor activities. You'll also find tennis courts, dog parks, West Confederation bike track, and multiple schools nearby. Whether you are an outdoor enthusiast or seeking convenience, everything you need is just around the corner. The property is ideally situated just a 5 minute drive to both SAIT and the University of Calgary, making it a fantastic choice for students, faculty, or anyone looking for easy access to these educational institutions. A quick 10 minute drive will take you to the vibrant Kensington area, where you will find an array of shops, restaurants, and entertainment options. This is a fantastic opportunity for builders or renovators to create something truly special in one of Calgary's most desirable







Built in 1959

Essential Information

MLS® # A2232429

Price \$724,900

Bedrooms 3
Bathrooms 1.00

Full Baths 1

Square Footage 1,087 Acres 0.14

Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 43 Canyon Drive Nw

Subdivision Collingwood

City Calgary
County Calgary
Province Alberta
Postal Code T2L 0R2

Amenities

Parking Spaces 1

Parking Off Street

Interior

Interior Features Bar, Laminate Counters, Storage

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas, Wood, Wood Stove

Cooling None
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Low

Maintenance Landscape, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2025

Days on Market 77

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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