

# \$773,500 - 3224 Carol Drive Nw, Calgary

MLS® #A2262353

**\$773,500**

5 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.13 Acres

Collingwood, Calgary, Alberta

LOCATION, LOCATION! Nestled on a quiet street in the highly desirable community of Collingwood, this property is ideally situated close to top-rated schools, shopping, transit, and all major amenities. Enjoy being just minutes from downtown Calgary, the University of Calgary, Foothills and Children's Hospitals, the C-Train, and across from a beautiful golf course, walking and bike paths, this location truly has it all. This spacious 4-level split offers exceptional potential with a walkout third level and a fantastic layout. While much of the home remains in original condition, it boasts a solid floor plan with generous room sizes and great natural light throughout.

The main level features a formal living room and dining room, and a functional kitchen with direct access to the backyard. Upstairs, you'll find three bedrooms and a full bathroom. The third level includes a cozy family room with a fireplace and walkout, a fourth bedroom, and a half bathroom. The lowest level adds even more space with a second kitchen, large rec/family room, and bar area – perfect for extended family or future suite potential (subject to city approval).

Set on a huge, beautifully landscaped lot with great curb appeal, this home also features a double detached garage, back lane access, a newer roof, and more.

This is a rare opportunity to own a home in one of Calgary's most sought-after inner-city communities. Bring your vision –



the possibilities here are endless!

Built in 1960

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262353      |
| Price          | \$773,500     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,160         |
| Acres          | 0.13          |
| Year Built     | 1960          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3224 Carol Drive Nw |
| Subdivision | Collingwood         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2L 0K6             |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Oversized |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Bar, Separate Entrance, Storage, Wet Bar |
| Appliances        | Washer/Dryer                             |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |

|                 |      |
|-----------------|------|
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                       |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Treed |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 27                |
| Zoning         | R-CG              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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