

\$699,900 - 58 Canyon Drive Nw, Calgary

MLS® #A2270680

\$699,900

3 Bedroom, 1.00 Bathroom, 1,259 sqft

Residential on 0.13 Acres

Collingwood, Calgary, Alberta

An exceptional opportunity in the desirable community of Collingwood! This four-level split home sits on a large 5,844 sq. ft. pie-shaped lot located on a quiet street, offering endless potential for renovation, redevelopment, or investment. The lot's 90-ft width at the back provides ample space to easily build a triple garage.

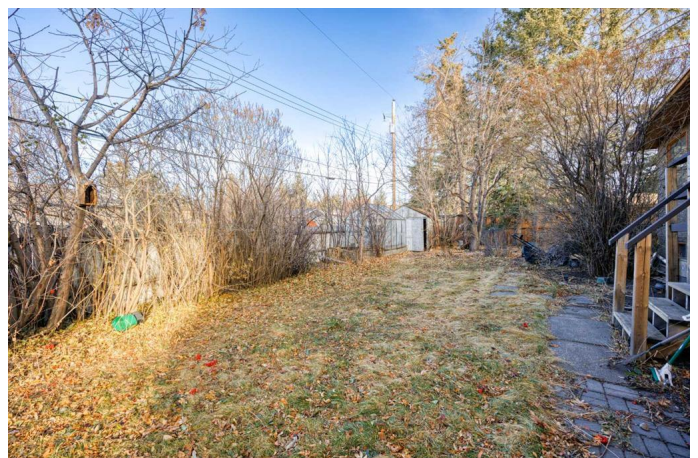
The home features a bright Living and Dining area with an adjoining Kitchen. Upstairs are three Bedrooms and a full 4-piece Bath – a practical layout for family living. The lower levels include a Den, Laundry area, direct access to the double attached tandem garage, plus a spacious Family Room and additional storage space.

Located in the sought-after Collingwood community, just minutes to Confederation Park, Nose Hill Park, the University of Calgary, SAIT, and multiple schools. Quick access to shopping, golf courses, and major routes including 14 St NW and John Laurie Blvd.

This home is sold in as is condition – a perfect opportunity for those looking to build, renovate, or invest in one of Calgary's most established neighbourhoods.

Built in 1959

Essential Information



MLS® #	A2270680
Price	\$699,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,259
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	58 Canyon Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0R3

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 13th, 2025

Zoning R-CG

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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