

# \$869,000 - 3448 Caribou Drive Nw, Calgary

MLS® #A2194933

**\$869,000**

4 Bedroom, 2.00 Bathroom, 896 sqft  
Residential on 0.12 Acres

Collingwood, Calgary, Alberta

Welcome to this beautifully renovated modern bungalow featuring 4 bedrooms and 2 bathrooms, located in the serene inner-city neighborhood of Collingwood. Surrounded by scenic parks and just steps from the Confederation Golf Course, this home is a perfect sanctuary for nature lovers. Families will appreciate the convenience of being within walking distance to many Elementary and High schools, as well as the nearby University of Calgary and SAIT. Enjoy an active lifestyle with easy access to Collingwood's off-leash parks, Tri wood Community Center Park, Canmore Park, and an Outdoor Wading Pool. The newly constructed Bicycle Pump Track in West Confederation Park and the expansive Nose Hill Park offers endless opportunities for outdoor fun. Commuting is a breeze with quick access to the C-Train and other transit options, placing you just minutes away from downtown, shopping, restaurants, McMahon Stadium, and both the Children's Hospital and Foothills Hospital. Plus, the mountains to the west are just a short drive away. Homes on this desirable street rarely go up for sale, making this a unique opportunity as this is only the second owner of this wonderful home.

This stunning home features modern, elegant finishes and a thoughtfully designed open-concept layout that seamlessly blends style with functionality. The main floor showcases a spacious living area with built-in shelving, leading into a dining area and a



contemporary kitchen equipped with custom cabinetry, beautiful quartz countertops (2021), a built-in dishwasher, and a gas range with a double ovenâ€”perfect for cooking enthusiasts. Natural light floods the space through large windows, creating a bright and welcoming atmosphere. The main floor also includes three generously sized bedrooms, along with a beautifully renovated bathroom. A newly tiled staircase leads to the basement, where you'll find a large recreation room, a fourth bedroom, and a second three-piece bathroomâ€”ideal for guests or family gatherings. Additionally, the basement features extra insulation and soundproofing for improved comfort along with Large Egress windows that provide abundant natural light.

The laundry room provides ample storage, complemented by an additional storage room. Both bathrooms have been elegantly updated with European tile (2020), adding a touch of sophistication. Pot lights and new modern lighting throughout the home elevate the ambiance and create a warm, inviting atmosphere. Energy-efficient TRIPLE PANE Windows (2021) are fitted with stylish Hunter Douglas California shutters, and a NEW FURNACE installed in 2023 ensures comfort on cold days.

The outdoor spaces are equally impressive, showcasing new concrete walkways and backyard pathways (2022), an OVERSIZED DOUBLE CAR GARAGE with ample room for a workshop, and a spacious yard that can accommodate RV parking. In addition, the yard includes fruit trees and raspberry bushes, along with NEW VINYL Fencing (2023).

This home is easy to show and offers flexible possession.

Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194933    |
| Price          | \$869,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 896         |
| Acres          | 0.12        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3448 Caribou Drive Nw |
| Subdivision | Collingwood           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2L 0S5               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Rectangular Lot, Back Yard, Fruit Trees/Shrub(s) |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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