

# \$729,000 - 220 Cardiff Drive Nw, Calgary

MLS® #A2238494

**\$729,000**

5 Bedroom, 2.00 Bathroom, 1,190 sqft  
Residential on 0.14 Acres

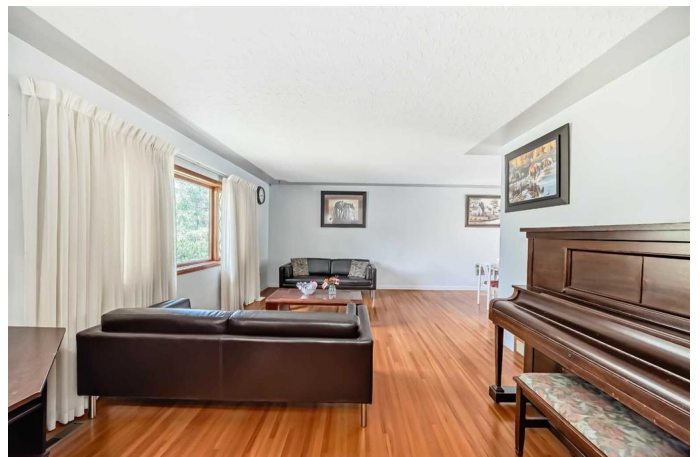
Cambrian Heights, Calgary, Alberta

1190 sf bungalow with fully developed basement, 60ft x 100ft R-CG zoning in sought after location in matured community of Cambrian Heights. 3 bedrooms on main and 2 illegal bedrooms in basement, 10 minutes drive to Down Town, Sait, University of Calgary, Foothill Hospital, highway 1, highway 2 and Nosehill Park.. Close to LRT and public transportation. Separate entrance to fully finished basement provides the financial support from a renter. With the R-CG zoning, you can plan to building 4 units if you wish in the future (Subject to buyer verifying and getting approval from City). Thus, a good holding property for investors.

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238494    |
| Price          | \$729,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,190       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 220 Cardiff Drive Nw |
| Subdivision | Cambrian Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 1R9              |

## Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Natural Gas Connected, Garbage Collection, High Speed Internet Available |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking, RV Carport                                               |
| # of Garages   | 2                                                                                                                |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings                        |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Basement, See Remarks, Wood Burning                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Garden, Permeable Paving, Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Stucco, Wood Siding                                                                 |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 25              |
| Zoning         | R-CG            |

**Listing Details**

Listing Office               TREC The Real Estate Company

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