

\$675,000 - 220 Cardiff Drive Nw, Calgary

MLS® #A2248992

\$675,000

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

Cambrian Heights, Calgary, Alberta

**BACK ON THE MARKET PRICE
DRAMATICALLY REDUCED BY \$54,000 FOR
QUICK SALE!** 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, hightway 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.
\$5,000 incentive for buying appliances.

Built in 1957

Essential Information

MLS® #	A2248992
Price	\$675,000
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	T2K1R9

Amenities

Utilities	Cable Available, Electricity Available, Water Available
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 15th, 2025
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Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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