

\$450,000 - 86 Cambrian Drive Nw, Calgary

MLS® #A2087385

\$450,000

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Incredible Investment Opportunity - 50x120 Lot in Cambrian Heights. Steps away from confederation park, schools, shopping as well as a quick ride to Sait and Downtown

Unlock the potential of this prime 50x120 lot in the sought-after neighborhood of Cambrian Heights. This property is a blank canvas awaiting your creative vision, offering endless possibilities for development and customization.

Key Features:

Generous 50x120 lot in a mature and established neighborhood

Prime location in Cambrian Heights, known for its peaceful atmosphere

Close to schools, parks, shopping, and major amenities

Quick access to downtown Calgary and major transportation routes

Situated in the heart of Cambrian Heights, this lot presents an exceptional opportunity to create the home you've always envisioned. You'll have the freedom to design and build to your specifications while enjoying the charm of this well-established community.

Whether you're a developer looking for a new project or a homeowner wanting to craft a personalized residence, this property offers the space and location you desire.



Don't miss out on this rare chance to secure a 50x120 lot in Cambrian Heights. Contact us today to explore the potential and possibilities that await at this exceptional property. Home has fire damage and is not habitable, sold as is where is.

Built in 1958

Essential Information

MLS® #	A2087385
Price	\$450,000
Sold Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	86 Cambrian Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1P2

Amenities

Parking Spaces	1
Parking	Alley Access, Carport, Off Street

Interior

Interior Features	See Remarks
-------------------	-------------

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

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	November 13th, 2023
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.