

\$1,325,000 - 23 Cambridge Place Nw, Calgary

MLS® #A2101568

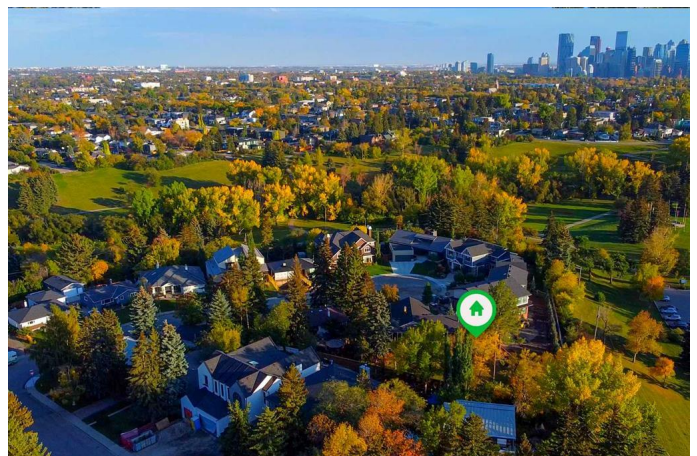
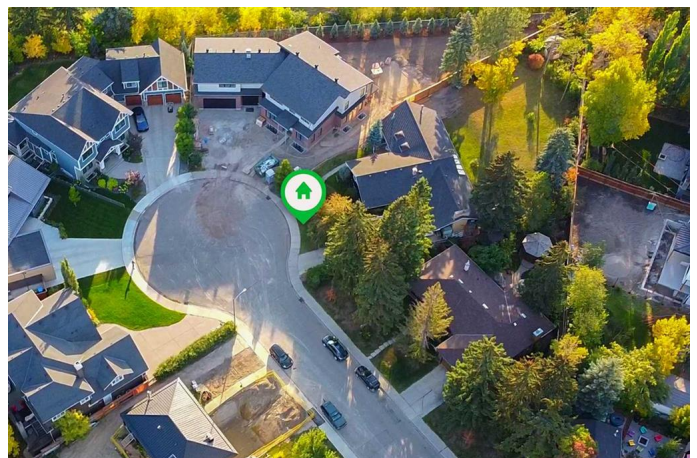
\$1,325,000

3 Bedroom, 2.00 Bathroom, 2,439 sqft

Residential on 0.36 Acres

Cambrian Heights, Calgary, Alberta

Executive Luxury Living in a desirable Prime Million Dollar Location! A truly unique opportunity to own one of the largest lots AND in one the most sought after locations in Calgary. This MASSIVE LOT is OVER 1/3 of an ACRE (1467 m²) and is nestled in a park-like setting in the exclusive QUIET & PRIVATE cul-de-sac of Cambridge Place next to Confederation Park in NW Calgary. Here's your chance to have it all! Build or redevelop a spacious luxury residence AND also have abundant back yard space to enjoy with your family & friends! The position & large size of the lot provides an abundance of sun from the west for those breathtaking sunsets! The family mentioned that when they were younger, the park-like backyard made this the central hub for kids in the neighbourhood to play at. This bungalow boast over 2,430 sqft of living space on the main floor, including a sun room, with an amazing living room as the centre piece of the home, overlooking the vast private backyard, perfect for relaxation and entertainment for large gatherings. Just 6 Minutes to the Calgary Winter Club! Steps to Confederation Park! Enjoy the walking & bike paths, baseball diamonds, tennis courts, playgrounds & ice-skating rink. Quick drive to downtown, schools, SAIT (10 minutes), University of Calgary (10 minutes), shopping & amenities. First time on the market since it was built. Incredible properties like this don't often come up for sale. View the Video Tour online. Call today to book your private tour.



Built in 1957

Essential Information

MLS® #	A2101568
Price	\$1,325,000
Sold Price	\$1,255,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,439
Acres	0.36
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	23 Cambridge Place Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1P8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, High Ceilings, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Gazebo, Pie Shaped Lot, Private, Treed
Roof	Rubber
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2024
Date Sold	March 5th, 2024
Days on Market	50
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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