

\$822,000 - 185 Cornwallis Drive Nw, Calgary

MLS® #A2108400

\$822,000

4 Bedroom, 4.00 Bathroom, 1,951 sqft

Residential on 0.16 Acres

Cambrian Heights, Calgary, Alberta

ATTENTION DEVELOPERS: 6,857 sf corner lot with back alley off major thoroughfare, near bus routes, slated for RC-G zoning in ultra desirable Cambrian Heights!!! Approximately 70'x100' w/ small setbacks for road-see RPR, currently RC-2. Great option for a holding property with an absolutely massive 1,951 sf bungalow with 2 illegal suites. Former show home for phase 2 of Cambrian Heights. The main floor features one of the largest kitchens we have ever seen in a mid century bungalow and has large, open living and dining room areas with lots of natural light. Original oak hardwood floors throughout with ceramic tile in the kitchen. 3 good sized bedrooms and a large bathroom with jetted tub complete the main floor. 1 bedroom plus 'den' illegal walkout suite down with separate entrance featuring hardwood floors and a full kitchen and bath. Large refinished illegal bachelor suite with separate entrance, full kitchenette and bathroom and newer hardwood floors as well. There is a total of 5 bedrooms plus 'den' and 4 full bathrooms in this home. 3,529 square feet of development! Potential total rents could be easily in the \$5,000/mo plus range, making this the rare property that can carry costs until development is ready to proceed. There are so many possibilities for this property. Rent and hold for long term appreciation and cash flow. Rent and have the property cover the carrying costs as you make your development plans, have them approved and are ready to proceed. Start development



right away with the proposed new zoning allowing for more units and take advantage of the hot sales market. Live up and rent down with two great mortgage helpers. Renovate and have a massive bungalow with walkout basement in a fantastic desirable neighbourhood. The possibilities are endless with this property! This incredibly rare and unique property will not last long in this market, act quickly so as not to miss out!

Built in 1958

Essential Information

MLS® #	A2108400
Price	\$822,000
Sold Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,951
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	185 Cornwallis Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1V4

Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Attached

Interior

Interior Features	Jetted Tub, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 4th, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Fair Realty
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