

\$729,900 - 82 Cambrian Drive Nw, Calgary

MLS® #A2116519

\$729,900

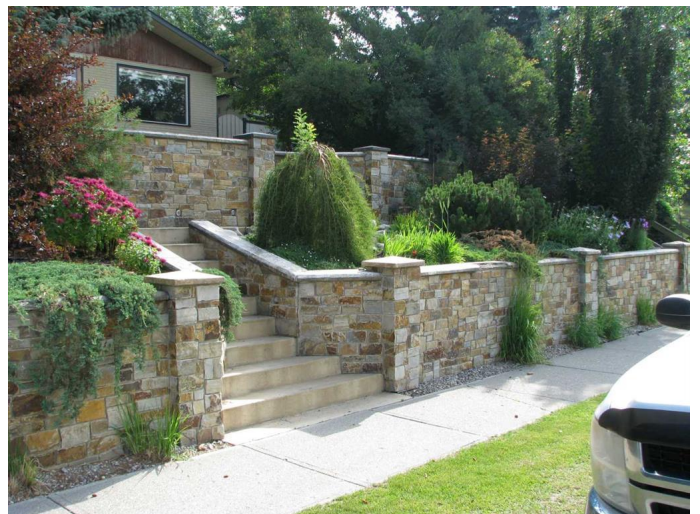
4 Bedroom, 2.00 Bathroom, 1,070 sqft
Residential on 0.15 Acres

Cambrian Heights, Calgary, Alberta

Welcome to your PRIME INVESTMENT OPPORTUNITY with LEGAL BASEMENT SUITE!! This meticulously updated 3+1 bedroom Bungalow is a dream come true for savvy investors and homeowners alike. Featuring a SELF CONTAINED "LEGAL" SUITE, this property offers endless possibilities as a revenue generator or a mortgage-helper. Thoughtfully upgraded throughout, this home spans 2129 SF of total living space, showcasing modern amenities and stylish finishes at every turn. Newer Low E dual-pane windows flood the interiors with natural light, while gleaming hardwood floors and Quartz countertops exude timeless elegance.

Step into the inviting main level, spanning 1070 SF of open-concept living. Here, three bedrooms, a full bath, and a spacious living room/dining room await, alongside a stunning updated kitchen equipped with modern appliances, solid wood cabinetry, cork flooring, and Quartz countertops—a perfect space for gathering and entertaining.

The lower level impresses with 1059 SF of living space, featuring a separate back entrance, large windows, and thoughtful details such as solid wood maple entry doors, window casings and baseboards. A large bedroom, a full bath with heated floors, and a generously sized kitchen with beautiful solid wood cabinetry, stainless steel appliances and a huge quartz island offer comfort and convenience for residents or tenants.



Additional features include a forced-air furnace for the main floor and baseboard heaters via a hot water boiler system in the basement, ensuring comfort on each level, as well as a ventilation system in the basement. The oversized fully insulated & heated double garage, complete with 10-foot ceilings and ample storage, adds functionality and value to the property, plus there's a concrete parking pad beside the garage for up to 3 vehicles.

Outside, the professionally landscaped front yard invites you to relax on the spacious patio, offering elevated views and privacy from street traffic. Mature trees, brick walkways, and a fire pit with discreet woodpile storage create a serene backyard oasis, perfect for outdoor enjoyment and entertaining.

Conveniently located near all levels of schools, universities, downtown, and public transportation, this home offers easy access to amenities and recreation opportunities at Nosehill Park, Confederation Park, and the Calgary Winterclub.

Don't miss your chance to own this exceptional property offering both investment potential and comfortable living—a rare find in today's market.

Built in 1958

Essential Information

MLS® #	A2116519
Price	\$729,900
Sold Price	\$805,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.15
Year Built	1958

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	82 Cambrian Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1P2

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, See Remarks

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Baseboard, Boiler, Forced Air, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Underground Sprinklers, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 4th, 2024
Days on Market	14

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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