

\$689,900 - 224 Cardiff Drive Nw, Calgary

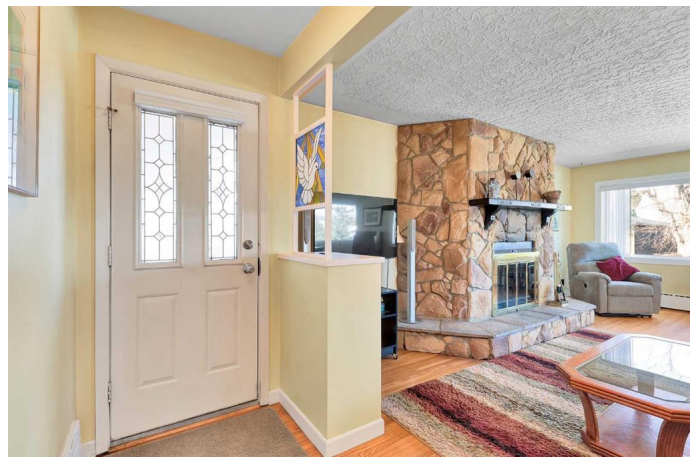
MLS® #A2123483

\$689,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Welcome to your dream home in Cambrian Heights. This charming bungalow offers the perfect blend of comfort, convenience, and style. Step inside and be greeted by the warmth of hardwood flooring throughout the main level, creating a cozy ambiance that invites you to unwind. This home boasts 3 bedrooms on the main floor, each providing ample space and natural light, complemented by a full bathroom expertly renovated by Bath Fitter for a touch of modern luxury. Downstairs, discover an additional bedroom and another full bathroom, providing flexibility and convenience for your lifestyle. Entertain with ease in the spacious rec room in the basement, offering endless possibilities for gatherings with family and friends. The wood-burning fireplace, which has been inspected and brought up to code, adds both charm and warmth to the space, creating the perfect setting for cozy evenings. The kitchen is a chef's delight, featuring sleek cabinetry, ample storage space, and all the modern amenities you need to whip up delicious meals. And with the convenience of a single-car attached garage, coming home has never been easier. Enjoy the benefits of a corner lot, offering privacy and plenty of outdoor space for relaxation or recreation. The home's exterior has been beautifully updated with new siding, ensuring both durability and curb appeal for years to come. Plus, with a new roof installed in 2022 and all windows on the upper floor replaced with triple-glazed



windows, you can rest easy knowing your home is well-maintained and energy-efficient. Located in the sought-after community of Cambrian Heights, this home offers easy access to schools, shopping, transit, and walking paths, making it the perfect place to call home for families of all ages. Don't miss your chance to make this your own slice of paradise – schedule your viewing today.

Built in 1957

Essential Information

MLS® #	A2123483
Price	\$689,900
Sold Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	224 Cardiff Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1R9

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	April 23rd, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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