

\$649,900 - 37 Connaught Drive Nw, Calgary

MLS® #A2142674

\$649,900

3 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.13 Acres

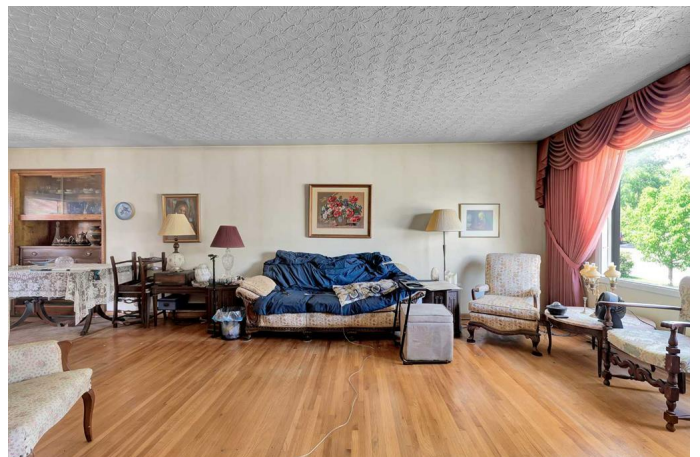
Cambrian Heights, Calgary, Alberta

This solid bungalow in the sought-after Cambrian Heights neighborhood offers a unique blend of convenience and potential. Featuring 3 bedrooms and 1 bathroom on the main floor, plus a back entrance leading to a partially finished basement with 2 additional bedrooms and 1 bathroom. Prime opportunity for developers or those eager to customize and create their dream home. Located near SAIT, UofC, various transit options, and the scenic Confederation Park, it is ideally situated for both comfort and accessibility. Positioned on a substantial 50' x 110' lot with a sunny southwest-facing backyard, the property offers ample space for expansion or transformation into your dream home. With its excellent location and significant lot size, this property is a prime opportunity in one of Calgary's most desirable areas.

Built in 1956

Essential Information

MLS® #	A2142674
Price	\$649,900
Sold Price	\$610,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.13



Year Built	1956
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	37 Connaught Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1V9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 26th, 2024
Days on Market	29
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office 2% Realty

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