

\$725,000 - 216 Cardiff Drive Nw, Calgary

MLS® #A2150661

\$725,000

4 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.13 Acres

Cambrian Heights, Calgary, Alberta

UPDATED 4 BEDROOM BUNGALOW in the highly sought-after community of Cambrian Heights bordering Confederation Park and WITHIN WALKING DISTANCE TO SCHOOLS. Beautiful curb appeal immediately impresses with soaring trees, an insulated single attached garage and a charming FRONT VERANDA for enjoying peaceful morning coffees. Inside is an ideal sanctuary for any busy family with an updated designer style, a WIDE OPEN FLOOR PLAN, HARDWOOD FLOORS, CROWN MOULDING and lots of natural light. An OVERSIZED PICTURE WINDOW in the living room frames the mature landscape of this established neighbourhood. Unobstructed sightlines into both the dining room and kitchen allow for amazing connectivity. TIMELESSLY UPDATED the kitchen inspires culinary creativity featuring GRANITE COUNTERTOPS, STAINLESS STEEL appliances including a NEW DISHWASHER, a plethora of cabinets and a BREAKFAST BAR to casually gather. Adjacent to the dining room boasts backyard views for a casually elegant space to come together over a delicious meal. A FLEX ROOM is a versatile area for a den, kids's™ play area or home office. Patio sliders lead to the backyard oasis promoting a seamless INDOOR/OUTDOOR LIFESTYLE. All 3 bedrooms on this level are sunshine-filled (2 even have included Ikea hutches for all your storage needs!). The 3-piece bathroom is spacious with lots of counter space and a



huge oversized shower. Entertain and gather in the rec room in the FINISHED BASEMENT with ample space for movies, games, hobbies and more. Additional flexible space in the den provides room for work, play or a home gym. A large 4th bedroom and a 4-piece bathroom easily accommodate guests. FULLY LANDSCAPED with MATURE TREES, the backyard is an outdoor sanctuary with an expansive ground-level deck encouraging summer barbeques and lazy weekend lounging. A vast amount of grassy yard remains for kids and pets to play. A storage shed hides away seasonal items instead of taking up room in the garage. A new sewer line and 10-year-old hail-resistant roof shingles add to your peace of mind. Phenomenally located close to schools, transit, Confederation Park, the Winter Club, Nose Hill Park, Golf, an off-leash dog park and a diverse variety of shops, restaurants and services. JUST A 10 MINUTE COMMUTE TO DOWNTOWN! Truly an outstanding location for this move-in ready, updated home!

Built in 1957

Essential Information

MLS® #	A2150661
Price	\$725,000
Sold Price	\$757,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	216 Cardiff Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1R9

Amenities

Parking Spaces	2
Parking	Driveway, Insulated, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 22nd, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.