

\$670,000 - 94 Cumberland Drive Nw, Calgary

MLS® #A2173343

\$670,000

3 Bedroom, 2.00 Bathroom, 1,395 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Attractively priced, this home is in the coveted community of Cambrian Heights. You don't often find homes featuring 1394 sq feet on one floor (2360 total sq feet of living space) with a Double attached garage in this community or those around it. Let's talk perspective: This home is located on a quiet tree lined street, close but not too close to the multiple schools that are a short walk for young kids. You are only a 20 minute drive in rush hour traffic from the heart of downtown. It is a 17 minute transit ride to the University of Calgary. 20 minute car ride to the airport, and only minutes to several grocery stores, restaurants, and all the other amenities you need to support

a happy life. Upon entering this proudly maintained home you are greeted by the spacious living room with wood burning fireplace, a generous dining room, 3 Large bedrooms, and a 5 piece bathroom featuring a dual vanity sink. The kitchen boasts updated cabinetry along with Granite countertops and a stainless Range and microwave. The finished lower level is large in its own right, accessible by both the garage and the rear entry, featuring large egress meeting windows. With ample parking for a large family of drivers, you will also enjoy the backyard oasis ideal for unwinding after a long day, or engaging family and friends for birthdays and holidays.

Lovingly maintained by its current owner of 44 years, this home will appeal to many including a proud family, savvy investor, and anyone looking to step into ownership in an ideal inner



city location.Â Call your favorite realtor and
book your private tour today.Â

Built in 1956

Essential Information

MLS® #	A2173343
Price	\$670,000
Sold Price	\$635,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,395
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	94 Cumberland Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1T1

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	November 27th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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