

\$1,299,000 - 11 Cumberland Drive Nw, Calgary

MLS® #A2175889

\$1,299,000

4 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.13 Acres

Cambrian Heights, Calgary, Alberta

Welcome to the “Cumberland House”, a mid-century modern post and beam bungalow that is the pinnacle of elegance and contemporary sophistication. This architectural masterpiece underwent a restoration that sought to combine the original mid-century modern design with contemporary sensibilities. Boasting over 2575 sqft of meticulous craftsmanship, this home is a celebration of design and function, where iconic 1960s aesthetics meets modern luxury.

Upon entering, a herringbone tile entry flows into refinished oak hardwood. The open beam ceiling carries through the main floor to the exterior of the home. The gourmet kitchen is adorned with matte black cabinetry and quartz countertops. New Bosch appliances include an induction range and a french door fridge. The striking emerald green backsplash and floating oak shelves add a bold touch, while the breakfast nook with custom made saddle brown cushions is the perfect place to gather. A pantry adds extra storage to the space and A/C provides summer comfort. This culinary haven opens into an expansive living and dining area with large south facing windows that bathe the space in natural light.

The primary bedroom is a serene retreat that features an opulent ensuite bathroom with heated floors, bookmatched rift-sawn white oak cabinets, designer fixtures and a mint backsplash. The walk-in shower features a floating quartz bench, lighted cubby, and champagne bronze fixtures. The custom built



walk-in closet offers modern convenience. A well-appointed spare bedroom and the elegant main bathroom, featuring a floating vanity, a tub shower, and matte black fixtures, completes the main level.

As you descend the open riser staircase, you enter a beautifully crafted walk-out basement designed for both functionality and style. A chic third bathroom, featuring a double vanity and eye-catching pink tile sets a playful yet sophisticated tone. A mitred tile arch leads into a deep walk-in shower. Just beyond, discover the laundry room equipped with a new LG Washtower. The rec room is designed with relaxation in mind with a stylish wet bar alongside a cozy wood-burning fireplace. Large south facing windows provide clear sidelines to the backyard. This level also includes two spacious bedrooms and a versatile bonus room that awaits your imagination—ideal for a wine cellar or additional storage.

Outside the main floor is an expansive south facing balcony wraps around the home and is an idyllic space to relax and entertain with access down to the backyard.

Finally, the heated, insulated double-car garage—™s is outfitted with a flake floor, PVC baseboards, and a rough-in for an EV charger. This home is located in walking distance of all three levels of schools, an off-leash park, public transit, shopping, and some of the best walking paths and parks in inner-city Calgary. With Confederation Park and the Calgary Winter Club just around the corner, a 10-min drive to downtown or 15 to the Airport, you couldn't ask for a better location to call home.

Built in 1962

Essential Information

MLS® #

A2175889

Price	\$1,299,000
Sold Price	\$1,320,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,327
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11 Cumberland Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1S8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Central Vacuum, Double Vanity, Recessed Lighting, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Bar Fridge, Garburator, Range, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Living Room, Wood Burning
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Private Yard, Lighting
Lot Description See Remarks
Roof Flat Torch Membrane
Construction Vinyl Siding, Cement Fiber Board
Foundation Poured Concrete

Additional Information

Date Listed November 6th, 2024
Date Sold November 14th, 2024
Days on Market 8
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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