

# \$899,000 - 185 Cornwallis Drive Nw, Calgary

MLS® #A2219804

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,980 sqft  
Residential on 0.16 Acres

Cambrian Heights, Calgary, Alberta

## ATTENTION DEVELOPERS & INVESTORS:

Exceptional opportunity in sought-after Cambrian Heights! This RCG corner lot comes complete with a Development Permit (DP) package for a 4-unit, 3-storey townhouse projectâ€™each with legal basement suites. Ideally located off a major thoroughfare with convenient back alley access and close to multiple transit routes. Currently on the property is an expansive 1,980.22 sq. ft. mid-century bungalow, a former Phase 2 Cambrian Heights show home, offering 3,529 sq. ft. of total developed space. The main level boasts one of the largest kitchens weâ€™ve seen in a bungalow of this era, with a spacious and light-filled living and dining area. Original oak hardwood flooring throughout, complemented by ceramic tile in the kitchen. The main floor includes 3 generously sized bedrooms and a large bathroom with a jetted tub. Downstairs features two illegal suites, each with private entrances: A 1-bedroom + den walkout suite with full kitchen, bath, and hardwood flooring. A recently refinished bachelor suite with full kitchenette, bathroom, and new hardwood floors. In total, the home offers 5 bedrooms + den and 4 full bathrooms, making it ideal for strong cash-flow potential. Estimated rental income could easily reach \$5,000/month+, offering the ability to carry holding costs while preparing for development. This is a rare and unique property that wonâ€™t last in todayâ€™s market. Act quickly to secure your piece of Cambrian



Heights!

Built in 1958

### Essential Information

MLS® #	A2219804
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,980
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	185 Cornwallis Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1V4

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Vinyl Windows, Jetted Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

**Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	106
Zoning	R-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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