

# \$729,000 - 220 Cardiff Drive Nw, Calgary

MLS® #A2238494

## \$729,000

5 Bedroom, 2.00 Bathroom, 1,190 sqft  
Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

1190 sf bungalow with fully developed basement, 60ft x 100ft R-CG zoning in sought after location in matured community of Cambrian Heights. 3 bedrooms on main and 2 illegal bedrooms in basement, 10 minutes drive to Down Town, Sait, University of Calgary, Foothill Hospital, highway 1, highway 2 and Nosehill Park.. Close to LRT and public transportation. Separate entrance to fully finished basement provides the financial support from a renter. With the R-CG zoning, you can plan to building 4 units if you wish in the future (Subject to buyer verifying and getting approval from City). Thus, a good holding property for investors.

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238494    |
| Price          | \$729,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,190       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 220 Cardiff Drive Nw |
| Subdivision | Cambrian Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 1R9              |

## Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking, RV Carport                                               |
| # of Garages   | 2                                                                                                                |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings                        |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Basement, See Remarks, Wood Burning                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Permeable Paving                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Stucco, Wood Siding                                                                 |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

Listing Office               TREC The Real Estate Company

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.