



**GRASSROOTS**  
REALTY GROUP

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**220 Cardiff Drive NW**  
**Calgary, Alberta**

**MLS # A2238494**



**\$729,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking, RV Carport		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas Connected, Garbage C
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** White fridge in basement

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. Thus, a good holding property for investors.