



GRASSROOTS
REALTY GROUP

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220 Cardiff Drive NW
Calgary, Alberta

MLS # A2238494



\$729,000

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

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas Connected, Garbage C
Features:	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 (Subject to buyer verifying and getting approval from City). Thus, a good holding property for investors.