



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

139 Cornwallis Drive NW
Calgary, Alberta

MLS # A2239672



\$788,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard, Fenced In		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Beautifully renovated Cambrian Heights bungalow on a extra wide 60 foot lot on a great tree-lined street! Immaculate original oak hardwood on the main floor as you enjoy the flowing living room and dining room! The perfectly renovated modern kitchen with quartz countertops, stainless Steele appliances and enhanced lighting are a chefs dream. Custom built in cabinetry add to the kitchen, main floor bathrooms, pantry and closets. All new electrical upgrades, complete with pot lights and a 6 zone stereo system. New windows throughout the main floor take us to the primary bedroom complete with more custom cabinetry and a clothing lovers dream closet. Lower floor has a spacious family room, large guest bedroom and laundry room with lots of extra room for storage. Huge south-facing backyard, complete with brand new 2025 fence, patio stones boasting tons of sun soaked outdoor space. Oversized Heated double garage workshop built in 2013 with additional RV parking on this huge lot. New windows and new 2019 roof to boot. All this just a short walk to schools, parks, shops, city transit and the Calgary Winter Club! 10 minutes to downtown. Book a tour of 139 Cornwallis Drive NW today!