



GRASSROOTS
REALTY GROUP

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

220 Cardiff Drive NW
Calgary, Alberta

MLS # A2248992



\$689,000

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		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Water
Features:	Bookcases		

Inclusions: \$5, 000 incentive for buying new appliances

PRICE DRAMATICALLY REDUCED BY \$40,000 FOR QUICK SALE! 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. \$5,000 incentive for buying appliances.