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185 Cornwallis Drive NW Calgary, Alberta

MLS # A2258677



\$869,000

Division: Cambrian Heights Residential/House Type: Style: Bungalow Size: 1,980 sq.ft. Age: 1958 (67 yrs old) **Beds:** Baths: Garage: Off Street, Single Garage Attached Lot Size: 0.16 Acre Lot Feat: Back Lane. Corner Lot

Heating: Water: Forced Air Floors: Sewer: Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Walk-Out To Grade Exterior: Brick, Wood Frame, Wood Siding Zoning: R-CG Foundation: **Poured Concrete Utilities:**

Features: Jetted Tub, Open Floorplan, Vinyl Windows

Inclusions: N/A

ATTENTION DEVELOPERS & INVESTORS: Exceptional CORNER LOT in sought-after Cambrian Heights! This RCG corner lot comes complete with a Development Permit (DP) package ready to be submitted to the City for a 4-unit, 3-storey townhouse project—each with legal basement suites. Ideally located off a major thoroughfare with convenient back alley access and close to multiple transit routes. Currently on the property is an expansive 1,980.22 sq. ft. mid-century bungalow, a former Phase 2 Cambrian Heights show home, offering 3,529 sq. ft. of total developed space. The main level boasts one of the largest kitchens we've seen in a bungalow of this era, with a spacious and light-filled living and dining area. Original oak hardwood flooring throughout, complemented by ceramic tile in the kitchen. The main floor includes 3 generously sized bedrooms and a large bathroom with a jetted tub. Downstairs features two illegal suites, each with private entrances: A 1-bedroom + den walkout suite with full kitchen, bath, and hardwood flooring. A recently refinished bachelor suite with full kitchenette, bathroom, and new hardwood floors. In total, the home offers 5 bedrooms + den and 4 full bathrooms, making it ideal for strong cash-flow potential. Estimated rental income could easily reach \$5,000/month+, offering the ability to carry holding costs while preparing for development. This is a rare and unique property that won't last in today's market. Act quickly to secure your piece of Cambrian Heights!