



GRASSROOTS
REALTY GROUP

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

8 Carnarvon Way NW
Calgary, Alberta

MLS # A2267074



\$550,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

Exceptional Investment Opportunity – 60x100 Lot in Cambrian Heights Presenting a prime development lot located within the desirable Cambrian Heights community. This property offers an expansive 60x100 ft canvas for investors or homebuilders seeking to realize their vision in one of Calgary's most established neighbourhoods. Key Features: Substantial lot situated in an amazing neighbourhood Prestigious Cambrian Heights location, recognized for its tranquil setting Convenient proximity to schools, Confederation Park, shopping, and essential amenities Rapid access to downtown Calgary, SAIT, and major transportation routes This lot provides an ideal foundation for constructing a custom residence or reimagining this home. The location combines community charm with the conveniences of modern living. Whether you are a developer or an individual looking to build or recreate your dream home, this is a unique opportunity to secure a significant property in Cambrian Heights. Do not miss the chance to acquire this rare lot and unlock its full potential.