



**94 Cumberland Drive NW
Calgary, Alberta**

MLS # A2144830



\$740,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: n/a

This is the one you have been waiting for. Nestled on a beautiful tree lined street in the heavily sought after community of Cambrian Heights, this inner city gem will have all eyes on it. From excited home owners wishing to maintain the original character of this home, to investors looking to maximize the up/down potential this home offers, to the proud owner looking for that space to renovate and enjoy for the next 40 years, this property will speak to all. Featuring a not so common Double attached garage, this home totalling 2,360 square feet is ready for its next happy owner. With just shy of 1400 square feet on the main floor, there is plenty of space for your family to make memories you will cherish for a lifetime. As you walk through the main floor, you will appreciate some of the upscale finishes that were ahead of its time. Upon entering you are greeted by the spacious living room with wood burning fireplace, a generous dining room, 3 Large bedrooms, and a 5 piece bathroom featuring a dual sink vanity. The kitchen boasts Granite countertops, a stainless Range and microwave, and has been lovingly maintained. There is a rear entry that splits off feeding both the upstairs, and the lower level, making it ideal for future development should one wish to do so. The lower level is large in its own right, egress meeting windows and a quality footprint ready for the creative mind to maximize its potential. Never seen on the MLS, this home has been lovingly maintained by the same owner since 1980. With ample parking for a large family of drivers, you will also enjoy the backyard oasis ideal for unwinding after a long day, or engaging family and friends over the holidays or celebratory get-togethers. This home offers one of the largest overall square footages you will find in the area. Homes like this typically sell in less than a week, book with your

favorite Realtor and make this home yours before someone else does.