# ROBERT HART MOORE GRASSROOTS REALTY GROUP

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#### 185 Cornwallis Drive NW Calgary, Alberta

#### MLS # A2219804



## \$889,000

Division:   Cambrian Heights     Type:   Residential/House     Style:   Bungalow     Size:   1,980 sq.ft.   Age:   1958 (67 yrs old)     Beds:   4   Baths:   4     Garage:   Off Street, Single Garage Attached   Interference     Lot Size:   0.16 Acre   Interference   Interference     Forced Air   Water:   -   -     Ceramic Tile, Hardwood   Sewer:   -   -     Asphalt Shingle   Condo Fee:   -   -     Separate/Exterior Entry, Finished, Full, Walk-Out To Grade   LLD:   -   -     Brick, Wood Frame, Wood Siding   Zoning:   R-CG   -     Poured Concrete   Utilities:   -   -	The second state of the se					
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Beds:   4   Baths:   4     Garage:   Off Street, Single Garage Attached     Lot Size:   0.16 Acre     Lot Feat:   Back Lane, Corner Lot     Forced Air   Water:   -     Ceramic Tile, Hardwood   Sewer:   -     Asphalt Shingle   Condo Fee:   -     Separate/Exterior Entry, Finished, Full, Walk-Out To Grade   LLD:   -     Brick, Wood Frame, Wood Siding   Zoning:   R-CG		Style:	Bungalow			
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Forced AirWater:-Ceramic Tile, HardwoodSewer:-Asphalt ShingleCondo Fee:-Separate/Exterior Entry, Finished, Full, Walk-Out To GradeLLD:-Brick, Wood Frame, Wood SidingZoning:R-CG		Lot Size:	0.16 Acre			
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Asphalt Shingle Condo Fee: -   Separate/Exterior Entry, Finished, Full, Walk-Out To Grade LLD: -   Brick, Wood Frame, Wood Siding Zoning: R-CG	Forced Air		Water:	-		
Separate/Exterior Entry, Finished, Full, Walk-Out To Grade LLD: -   Brick, Wood Frame, Wood Siding Zoning: R-CG	Ceramic Tile, Hardwood		Sewer:	-		
Brick, Wood Frame, Wood Siding Zoning: R-CG	Asphalt Shingle		Condo Fee	5: -		
	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade		LLD:	-		
Poured Concrete Utilities: -	Brick, Wood Frame, Wood Siding		Zoning:	R-CG		
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Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

Features:

Inclusions: 3 fridges, 3 stoves, dishwasher, washer, dryer

Jetted Tub, Open Floorplan, Vinyl Windows

ATTENTION DEVELOPERS & INVESTORS: Exceptional opportunity in sought-after Cambrian Heights! This RCG corner lot comes complete with a Development Permit (DP) package 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!