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			
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		Size:	1,980 sq.ft.	Age:	1958 (67 yrs old)	
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		Beds:	4	Baths:	4	
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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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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		
	Poured Concrete		Utilities:	-		

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!