

\$1,299,900 - 53 Cardiff Drive Nw, Calgary

MLS® #A2225502

\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,512 sqft

Single Family on 0.11 Acres

Cambrian Heights, Calgary, Alberta

RENOVATIONS COMPLETED END OF AUGUST TO ADD THIRD UPSTAIRS BEDROOM Welcome to 53 Cardiff Drive NW - a big, bright, and beautiful home in the heart of Cambrian Heights, backing directly onto a peaceful park. Built in 2010, this home offers over 3,000 square feet of thoughtfully designed living space with stunning views of mature trees, giving the feeling of living in a private urban treehouse. The front living room is bathed in natural light from floor-to-ceiling windows and opens seamlessly onto a sunny balcony, perfect for morning coffee or quiet evenings. A three-way fireplace creates a warm ambiance between the living room and the large kitchen, which features a granite island and an abundance of cabinetry. Also on the main floor, you'll find a spacious office, powder room, and convenient laundry area. Upstairs, the primary suite is a true retreat featuring its own balcony, a massive 5-piece ensuite with a soaker tub facing a double-sided fireplace, steam sauna shower, double vanities, and a large walk-in closet. A second bedroom with an attached full bathroom and a sunny third bedroom complete the upper level. The walkout basement offers access to the heated double attached garage and includes a secondary family room, additional bedroom, and full bathroom. The outdoor spaces are truly exceptional. The beautifully landscaped back yard features low-maintenance artificial grass, a pergola with a Roman shade, a gas-plumbed fire bowl, a



water feature, and thoughtfully curated gardens - the perfect space for entertaining or relaxing in your own urban oasis... A separate side patio adds another peaceful corner to enjoy. This home is equipped with a brand-new boiler system for in-floor heating to all bathrooms, the lower family room, entry hall, and garage. Additional recent upgrades include a new furnace, hot water on demand (no hot water tank, so youâ€™ll never run out), central A/C, and built-in ceiling speakers throughout the home. An in-ground sprinkler system adds further convenience. Situated in one of Calgaryâ€™s most desirable school zones, this location provides access to a wide range of options including public (Cambrian Heights Elementary, Colonel Irvine, James Fowler), Catholic (St. Joseph, St. Francis), and charter schools (FFCA, Westmount Charter). Itâ€™s just a 10-minute drive to both the University of Calgary and downtown, with close proximity to Confederation Park, pathways, and major bike routes. This is a rare opportunity to own a park-backing property with exceptional outdoor living, smart upgrades, and a functional layout in a mature inner-city neighbourhood. (id:6289)

Built in 2010

Essential Information

Listing #	A2225502
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,512
Acres	0.11
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	53 Cardiff Drive Nw
Subdivision	Cambrian Heights
City	Calgary
Province	Alberta
Postal Code	T2K1R6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Back lane, No neighbours behind, French door, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stucco
Exterior Features	Garden Area, Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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