

# \$869,000 - 185 Cornwallis Drive Nw, Calgary

MLS® #A2258677

**\$869,000**

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Single Family on 0.16 Acres

Cambrian Heights, Calgary, Alberta

**ATTENTION DEVELOPERS & INVESTORS:**  
Exceptional CORNER LOT in sought-after Cambrian Heights! This RCG corner lot comes complete with a Development Permit (DP) package ready to be submitted to the City 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! (id:6289)

Built in 1958

**Essential Information**

Listing #	A2258677
Price	\$869,000
Bedrooms	4
Bathrooms	4.00
Square Footage	1,980
Acres	0.16
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	185 Cornwallis Drive Nw
Subdivision	Cambrian Heights
City	Calgary
Province	Alberta
Postal Code	T2K1V4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window
Parking Spaces	1
Parking	Attached Garage, Other
# of Garages	1

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

**Exterior**

Exterior	Brick, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Real Estate Professionals Inc.



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