

3 Cardiff Drive NW
Calgary, Alberta

MLS # A2185652



\$840,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Stone Counters		

Inclusions: N/A

Welcome to 3 Cardiff Drive NW, a beautifully renovated home in a quiet cul-de-sac, just 8 minutes from downtown. This exceptional property offers 4 bedrooms, 3 custom bathrooms, and a thoughtfully designed interior that seamlessly blends modern style with comfort. Fully redone in 2014, the home features extensive updates including Longboard siding, rock accents, a new roof, soffits, fascia, eaves, and upgraded plumbing, electrical, framing, insulation, and venting. Inside, the open-concept main level boasts site-finished hardwood floors, large windows that flood the space with natural light, and a custom-built kitchen complete with a sit-up island, soft-close cabinetry, and stainless steel appliances. The primary bedroom includes a luxurious ensuite, while the fully developed basement adds a family room with a gas and wood-burning fireplace, built-in shelving, a dedicated office, and a bright laundry room with Jack-and-Jill access to the basement bedrooms. Outside, enjoy the professionally landscaped yard with East and West-facing decks and a sunny South-facing backyard. The upgraded garage and concrete work, completed in 2014, add to the property's functionality and appeal. Surrounded by parks, schools, and walking paths, this turn-key home offers serene living in an unbeatable location. Don't miss your opportunity to own this stunning property—schedule your viewing today!