

**111 Cambrian Drive NW**  
**Calgary, Alberta**

**MLS # A2285155**



**\$674,900**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Separate Entrance, Stone Counters		

**Inclusions:** Refrigerator x2, Gas Stove x2, Shed, Hot Tub (as is), Garage Control x1, Garage Heater, Carport

\*\*\*OPEN HOUSE FEB 22 2-4 PM \*\*\*. DEVELOPER / INVESTOR ALERT! 60' wide lot in the highly desirable community of ROSEMONT, featuring an illegal basement suite and excellent potential for investors, developers, or homeowners looking for flexibility. The main floor offers a bright and inviting layout with a large picture window that fills the living and dining area with natural light which flows seamlessly into the kitchen. You'll appreciate the charm of original hardwood floors in the living room and bedrooms, complemented by the character of the flat ceiling border found in a 1950's home. The updated kitchen is well-appointed with an island, pantry, dedicated garbage and recycling, stone countertops, and stainless steel appliances, including a gas stove and a new fridge (2024). Notable upgrades include front and back doors (2024), triple pane windows (2024), a new garage door and opener (2020), and an egress basement window (2020), plus the comfort of central air conditioning for year-round climate control. The front yard showcases a low-maintenance perennial garden with mulch, adding great curb appeal with minimal upkeep. In the back yard, you will enjoy a large, private southwest backyard with edible fruit trees, edible cherry and berry bushes, a large wood shed ideal for a workshop or hobby space and a heated, oversized single garage with 220V wiring. Enjoy an unbeatable location, just around the corner from Northmount Village Shopping Centre, offering everyday convenience along with quick access to Confederation Park, Nose Hill Park, U of C and SAIT, as well as main thoroughfares and easy access to downtown. The neighbourhood is known for its quiet, tree-lined streets, strong community feel, and proximity to excellent schools, parks, and green spaces. With nearby recreational pathways, off-leash areas, and abundant

amenities, Rosemont is a favourite for those seeking an inner-city location with a relaxed, residential atmosphere. This is a rare chance to secure a wide lot in a prime location with both current functionality and future potential.