

# \$899,000 - 185 Cornwallis Drive Nw, Calgary

MLS® #A2219804

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.16 Acres

Cambrian Heights, Calgary, Alberta

## 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 projectâ€™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 weâ€™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 wonâ€™t last in todayâ€™s market. Act quickly to secure your piece of Cambrian



Heights!

Built in 1958

### Essential Information

MLS® #	A2219804
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,980
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	185 Cornwallis Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1V4

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Jetted Tub, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	67
Zoning	R-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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