



37 Connaught Drive Calgary Alberta

\$649,900

This solid bungalow in the sought-after Cambrian Heights neighborhood offers a unique blend of convenience and potential. Featuring 3 bedrooms and 1 bathroom on the main floor, plus a back entrance leading to a partially finished basement with 2 additional bedrooms and 1 bathroom. Prime opportunity for developers or those eager to customize and create their dream home. Located near SAIT, UofC, various transit options, and the scenic Confederation Park, it is ideally situated for both comfort and accessibility. Positioned on a substantial 50' x 110' lot with a sunny southwest-facing backyard, the property offers ample space for expansion or transformation into your dream home. With its excellent location and significant lot size, this property is a prime opportunity in one of Calgary's most desirable areas. (id:6769)

- 3pc Bathroom 9.58 Ft x 5.17 Ft
- Laundry room 7.00 Ft x 6.67 Ft
- Living room 18.83 Ft x 12.67 Ft
- Kitchen 10.33 Ft x 9.83 Ft
- Dining room 10.17 Ft x 7.75 Ft

- Bedroom 13.58 Ft x 9.75 Ft
- Bedroom 13.42 Ft x 9.08 Ft
- Bedroom 10.33 Ft x 7.92 Ft
- 4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



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