



185 Cornwallis Drive Calgary Alberta

\$915,000

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 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:6769)

3pc Bathroom 5.92 Ft x 5.08 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 5.00 Ft x 8.42 Ft

Bedroom 12.42 Ft x 14.83 Ft

Kitchen 13.75 Ft x 7.25 Ft

Kitchen 12.33 Ft x 13.33 Ft

Living room 12.92 Ft x 13.75 Ft

Office 9.83 Ft x 13.50 Ft

Recreational, Games room 13.75 Ft x 12.75 Ft

Storage 4.08 Ft x 3.25 Ft

Furnace 16.33 Ft x 19.92 Ft

5pc Bathroom 12.08 Ft x 5.50 Ft

Bedroom 14.08 Ft x 11.67 Ft

Bedroom 12.08 Ft x 10.33 Ft

Dining room 12.58 Ft x 16.17 Ft

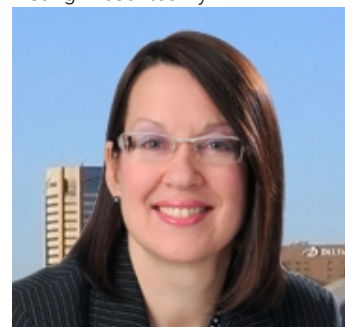
Foyer 10.25 Ft x 6.17 Ft

Kitchen 16.75 Ft x 15.92 Ft

Living room 18.92 Ft x 19.92 Ft

Primary Bedroom 14.17 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

<http://www.rameshverma.ca/>

RE/MAX®
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net