



# 55 Cambrian Drive Calgary Alberta

\$799,900

Calling all savvy investors and first-time homebuyers! Brace yourselves for an incredible opportunity nestled in the heart of Rosemont, on a corner 60' x 100' R-C2 zoned lot. Unlock the potential! With exceptional homes being built all over the neighbourhood, this property is your ticket to a versatile income stream. Purchase & build a spacious single-family home, live up/rent down, or build infills in the future. The boho-chic vibe of this bungalow is just the start. Featuring 3 bedrooms, 4-piece bathroom, open concept living, refinished hardwood floors, and triple-pane windows throughout keeping utilities and street noise to a minimum. Cooking for friends and family is a pleasure in this great kitchen equipped with gas stove, stainless steel appliances, up to the ceiling white cabinets, eating island and quartz countertops. Renovations in the last 5 years include new electrical panel, extra attic insulation, high-efficiency furnace, H2O tank, windows and blinds - a testament to its commitment to modern comfort and efficiency. The illegal basement suite has separate entrance, kitchen with stainless steel appliances, large living/dining area, 2 spacious bedrooms, and newly renovated 4-piece bathroom - ready to command \$1800-\$1900 a month in rental income. The west facing backyard is landscaped and fenced, ideal for outdoor gatherings and relaxation. Steps from Confederation Park/golf course, close to downtown, direct bus routes to University/SAIT, minutes to the Calgary Winter Club. Whether you're seeking a comfortable home or an addition to your rental portfolio, this gem is ready for its next chapter! (id:6769)

Kitchen 6.92 Ft x 8.42 Ft  
Dining room 8.25 Ft x 10.50 Ft  
Living room 10.58 Ft x 17.92 Ft  
Bedroom 10.58 Ft x 11.33 Ft  
Bedroom 7.92 Ft x 9.58 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Other 3.17 Ft x 6.50 Ft  
Kitchen 11.25 Ft x 13.33 Ft

Dining room 8.50 Ft x 9.17 Ft  
Living room 11.50 Ft x 16.83 Ft  
Primary Bedroom 8.92 Ft x 15.00 Ft  
Bedroom 9.00 Ft x 10.92 Ft  
Bedroom 7.00 Ft x 8.92 Ft  
Other 3.83 Ft x 6.50 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<https://alexandrasell.cirrealty.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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

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