



# 94 Cumberland Drive Calgary Alberta

\$670,000

~~~ sorry. Open house for Saturday October 26 cancelled. Agent not feeling well ~~~ Attractively priced, this home is in the coveted community of Cambrian Heights. You don't often find homes featuring 1394 sq feet on one floor (2360 total sq feet of living space) with a Double attached garage in this community or those around it. Let's talk perspective: This home is located on a quiet tree lined street, close but not too close to the multiple schools that are a short walk for young kids. You are only a 20 minute drive in rush hour traffic from the heart of downtown. It is a 17 minute transit ride to the University of Calgary. 20 minute car ride to the airport, and only minutes to several grocery stores, restaurants, and all the other amenities you need to support a happy life. Upon entering this proudly maintained home you are greeted by the spacious living room with wood burning fireplace, a generous dining room, 3 Large bedrooms, and a 5 piece bathroom featuring a dual vanity sink. The kitchen boasts updated cabinetry along with Granite countertops and a stainless Range and microwave. The finished lower level is large in its own right, accessible by both the garage and the rear entry, featuring large egress meeting windows. With ample parking for a large family of drivers, you will also enjoy the backyard oasis ideal for unwinding after a long day, or engaging family and friends for birthdays and holidays. Lovingly maintained by its current owner of 44 years, this home will appeal to many including a proud family, savvy investor, and anyone looking to step into ownership in an ideal inner city location. Call your favorite realtor and book your private tour today. (id:6769)

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|----------------------------------------------|-------------------------------------|
| Bonus Room 10.83 Ft x 18.33 Ft               | Kitchen 13.00 Ft x 13.83 Ft         |
| Recreational, Games room 12.17 Ft x 25.33 Ft | Living room 14.58 Ft x 20.67 Ft     |
| Bonus Room 10.83 Ft x 18.33 Ft               | Primary Bedroom 12.08 Ft x 16.33 Ft |
| Furnace 7.75 Ft x 7.17 Ft                    | 5pc Bathroom 7.50 Ft x 6.92 Ft      |
| 3pc Bathroom 3.83 Ft x 6.92 Ft               | Bedroom 11.08 Ft x 12.42 Ft         |
| Dining room 9.42 Ft x 11.33 Ft               | Bedroom 10.00 Ft x 12.42 Ft         |

Listing Presented By:



Originally Listed by:  
CIR Realty



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