



220 Cardiff Drive Calgary Alberta

\$675,000

BACK ON THE MARKET PRICE DRAMATICALLY REDUCED BY \$54,000 FOR QUICK SALE! 1190 sf bungalow with fully developed basement, 60ft x 100ft R-CG zoning in sought after location in matured community of Cambrian Heights. 3 bedrooms on main and 2 illegal bedrooms in basement, 10 minutes drive to Down Town, Sait, University of Calgary, Foothill Hospital, highway 1, highway 2 and Nosehill Park.. Close to LRT and public transportation. Separate entrance to fully finished basement provides the financial support from a renter. With the R-CG zoning, you can plan to building 4 units if you wish in the future (Subject to buyer verifying and getting approval from City). Thus, a good holding property for investors. \$5,000 incentive for buying appliances. (id:6769)

Bedroom 8.42 Ft x 10.92 Ft
Storage 4.67 Ft x 6.42 Ft
4pc Bathroom 6.67 Ft x 10.33 Ft
Family room 14.83 Ft x 19.75 Ft
Bedroom 18.75 Ft x 10.92 Ft
Laundry room 9.67 Ft x 11.17 Ft
Bedroom 9.25 Ft x 12.33 Ft

Primary Bedroom 11.67 Ft x 10.92 Ft
Dining room 8.92 Ft x 10.75 Ft
Other 3.50 Ft x 9.25 Ft
3pc Bathroom 4.17 Ft x 7.17 Ft
Bedroom 9.25 Ft x 10.33 Ft
Living room 19.75 Ft x 12.83 Ft
Kitchen 13.75 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company



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