



# 23 Cambrian Drive Calgary Alberta

\$800,000

\*\*\* OPEN HOUSE SUNDAY MARCH 15 1:00-3:00pm \*\*\* Welcome to Rosemont! ATTENTION INVESTORS! Here's an incredible opportunity to own a FULLY RENOVATED bungalow in the heart of the inner NW, featuring a SIDE ENTRANCE to a LEGAL BASEMENT SUITE! Larger than most bungalows of this era with over 1200 sq/ft on the main floor and nearly 1100 sq/ft in the basement, this home is a perfect option to live on one level while renting the other as a mortgage helper, or rent both levels to maximize its potential! So many recent renovations and updates completed in 2022 ensure this is a turn-key property that's ready to move into TODAY and includes; Hail resistant Hardie Board siding, replaced hot water tanks (2), new furnace with HRV system, new electrical panel, and two NEW BATHROOMS & KITCHENS with appliances. The upper level welcomes with its classic mid century charm, featuring gorgeous original 3/4" solid oak flooring refinished to its original glory, and huge windows that fill this entire level with natural light. A spacious living room looks out over the front yard and gives way to a dining area large enough for the biggest of family dinners. The kitchen benefits from the sunny south exposure and has been completely updated with bright white modern cabinets, quartz countertops complete with under-mount sink and tiled backsplash, along a suite of quality stainless appliances. Three bedrooms are found on this level and share an updated 4 pc bathroom. Taking the steps down to the lower level, past the private side entrance, you'll find a common area used for shared laundry and a large storage room with built-in shelving. The entry to the basement suite is just beyond, and gives way to a massive living room complete with cozy Gas fireplace and resilient and easy to clean LVP flooring flowing throughout. Note that a COMPLETE KITCHEN is found in this suite, including dishwasher, tw...

Laundry room 12.33 Ft x 11.17 Ft  
 Storage 14.83 Ft x 7.33 Ft  
 Furnace 10.75 Ft x 4.08 Ft  
 Furnace 12.17 Ft x 4.33 Ft  
 Living room 18.92 Ft x 14.75 Ft  
 Kitchen 14.75 Ft x 11.75 Ft

Bedroom 10.00 Ft x 9.00 Ft  
 Bedroom 11.42 Ft x 9.00 Ft  
 4pc Bathroom 9.08 Ft x 5.50 Ft  
 Bedroom 10.75 Ft x 9.08 Ft  
 Living room 18.50 Ft x 15.58 Ft  
 Dining room 6.50 Ft x 6.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Dining room 9.58 Ft x 7.75 Ft

Primary Bedroom 13.33 Ft x 11.08 Ft

Kitchen 10.50 Ft x 10.17 Ft

4pc Bathroom 10.25 Ft x 5.42 Ft