



3 Cardiff Drive Calgary Alberta

\$999,991

Welcome to 3 Cardiff Drive NW - Rare Inner-City Corner Lot with Park-Side Living and RCG Zoning. Renovated in stages, Lux detached home on a rare 100-foot-wide elevated corner lot in a quiet cul-de-sac. With parks on both sides, mature trees, this property offers privacy, ample sunlight, and serenity just few minutes from downtown Calgary. The house features 4 bedrooms and 3 custom full bathrooms with natural granite stone and ceramic tiles covering around 2226 sq feet of luxurious livable space. Main floor: 2 bedrooms 2 full bathrooms, open-concept layout, hardwood flooring, and a custom kitchen with natural granite with sit-up island, soft-close cabinetry. SS appliances, The primary suite includes an ensuite. All New energy efficient windows as per city guidelines and new blinds, Updated electric panel and sanitary lines. Basement: provides 2 bedrooms and a family area with cabinetry and built-in shelving, dedicated office and study, laundry room and 1 full bathroom with Jack-and-Jill access. Recent \$- upgrades: and upkeep include: two low-maintenance composite panel decks, smart home security with Schlage locks and premium video doorbell operable remotely from anywhere, full audio-video camera system with screen for indoor monitoring, energy efficient new air conditioning (Permit approved), upgraded lighting: (includes premium fixed smart, automated interior and exterior FIXED SMART LIGHTING, two premium electric fireplaces with realistic flames look, new cooking range, upgraded washroom fittings, TV and bracket, and changed layout, new rich carpet with thick pile in basement and much more.... Immediate real value & investment potential (subject to city approvals): convert the basement to a legal suite, transform the existing garage into additional main-floor living space with 3rd bedrooms, with ensuite, a sauna and laundry to make this property 3 bedrooms and 3 w...

Family room 13.08 Ft x 27.50 Ft

Bedroom 14.83 Ft x 8.67 Ft

Bedroom 8.75 Ft x 9.00 Ft

Recreational, Games room 11.42 Ft x 15.00 Ft

3pc Bathroom 5.33 Ft x 12.42 Ft

Furnace 3.17 Ft x 12.42 Ft

3pc Bathroom 8.67 Ft x 4.08 Ft

Bedroom 10.67 Ft x 14.92 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Kitchen 15.50 Ft x 11.67 Ft

Other 8.17 Ft x 9.92 Ft

Living room 12.50 Ft x 19.08 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<https://www.jjluthra.com/>

RE/MAX Realty Professionals

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Primary Bedroom 15.75 Ft x 11.50 Ft

Foyer 12.17 Ft x 3.50 Ft