

**3 Cardiff Drive NW
Calgary, Alberta**

MLS # A2185652



\$840,000

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|------------------|--|---------------|-------------------|
| Division: | Cambrian Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,167 sq.ft. | Age: | 1957 (68 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, F | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Stone Counters | | |

Inclusions: N/A

Welcome to 3 Cardiff Drive NW, a beautifully renovated home in a quiet cul-de-sac, just 8 minutes from downtown. This exceptional property offers 4 bedrooms, 3 custom bathrooms, and a thoughtfully designed interior that seamlessly blends modern style with comfort. Fully redone in 2014, the home features extensive updates including Longboard siding, rock accents, a new roof, soffits, fascia, eaves, and upgraded plumbing, electrical, framing, insulation, and venting. Inside, the open-concept main level boasts site-finished hardwood floors, large windows that flood the space with natural light, and a custom-built kitchen complete with a sit-up island, soft-close cabinetry, and stainless steel appliances. The primary bedroom includes a luxurious ensuite, while the fully developed basement adds a family room with a gas and wood-burning fireplace, built-in shelving, a dedicated office, and a bright laundry room with Jack-and-Jill access to the basement bedrooms. Outside, enjoy the professionally landscaped yard with East and West-facing decks and a sunny South-facing backyard. The upgraded garage and concrete work, completed in 2014, add to the property's functionality and appeal. Surrounded by parks, schools, and walking paths, this turn-key home offers serene living in an unbeatable location. Don't miss your opportunity to own this stunning property—schedule your viewing today!