

# \$899,000 - 185 Cornwallis Drive Nw, Calgary

MLS® #A2219804

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,980 sqft  
Residential on 0.16 Acres

Cambrian Heights, Calgary, Alberta

## ATTENTION DEVELOPERS & INVESTORS:

Exceptional opportunity in sought-after Cambrian Heights! This RCG corner lot comes complete with a Development Permit (DP) package for a 4-unit, 3-storey townhouse projectâ€”each with legal basement suites. Ideally located off a major thoroughfare with convenient back alley access and close to multiple transit routes. Currently on the property is an expansive 1,980.22 sq. ft. mid-century bungalow, a former Phase 2 Cambrian Heights show home, offering 3,529 sq. ft. of total developed space. The main level boasts one of the largest kitchens weâ€™ve seen in a bungalow of this era, with a spacious and light-filled living and dining area. Original oak hardwood flooring throughout, complemented by ceramic tile in the kitchen. The main floor includes 3 generously sized bedrooms and a large bathroom with a jetted tub. Downstairs features two illegal suites, each with private entrances: A 1-bedroom + den walkout suite with full kitchen, bath, and hardwood flooring. A recently refinished bachelor suite with full kitchenette, bathroom, and new hardwood floors. In total, the home offers 5 bedrooms + den and 4 full bathrooms, making it ideal for strong cash-flow potential. Estimated rental income could easily reach \$5,000/month+, offering the ability to carry holding costs while preparing for development. This is a rare and unique property that wonâ€™t last in todayâ€™s market. Act quickly to secure your piece of Cambrian



Heights!

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219804    |
| Price          | \$899,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,980       |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 185 Cornwallis Drive Nw |
| Subdivision | Cambrian Heights        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K 1V4                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Jetted Tub, Open Floorplan, Vinyl Windows        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out, Exterior Entry         |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden                         |
| Lot Description   | Back Lane, Corner Lot          |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 85            |
| Zoning         | R-CG          |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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