

\$999,000 - 100 Cambrian Drive Nw, Calgary

MLS® #A2250995

\$999,000

5 Bedroom, 6.00 Bathroom, 2,543 sqft

Residential on 0.08 Acres

Cambrian Heights, Calgary, Alberta

Priced to reflect today's cautious market, this expansive 3-storey infill in sought-after Cambrian Heights delivers exceptional value — offering over 3,300 sq ft of thoughtfully designed living space at a price well below replacement cost. Meticulously maintained and move-in ready, the home is fashioned for flexibility and function. Inside, you'll find 5 bedrooms (3 with private en-suites), 6 bathrooms, a bright bonus room, and a top-floor loft with a built-in workstation and powder room — perfect for a home office, yoga space, or private retreat. The chef's kitchen features quartz waterfall counters, ceiling-height cabinetry, a prep sink, and premium appliances. It flows seamlessly into bright, open-concept living and dining areas. Upstairs, the spa-like primary suite features a private balcony, walk-in closet, and luxurious en-suite bathroom with dual vanities, a soaker tub, and a travertine glass shower. The fully finished basement is a standout, featuring a gas fireplace, wet bar, and two en-suites bedrooms — ideal for guests, teens, or multigenerational living. Outside, enjoy a private backyard and a heated double garage for year-round convenience. Steps from Confederation Park and minutes to downtown, transit, and schools, this home offers the perfect blend of location, lifestyle, and long-term value. Cambrian Heights offers a mature setting surrounded by established trees and a welcoming, family-friendly atmosphere. This well-balanced community is



known for its active association, strong sense of connection, and commitment to preserving its peaceful charm. You will not find a home of this size, layout, and high quality finish available at this price.

Built in 2019

Essential Information

MLS® #	A2250995
Price	\$999,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,543
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	100 Cambrian Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1P2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking
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Appliances	Home, Quartz Counters, Wet Dishwasher, Microwave, Range, Built-In Oven, Dryer, Gas Cook
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full



Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	77
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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