



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**185 Cornwallis Drive NW**  
**Calgary, Alberta**

**MLS # A2219804**



**\$915,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cambrian Heights                   |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,980 sq.ft.                       | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot              |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Jetted Tub, Open Floorplan, Vinyl Windows                  |                   |      |

**Inclusions:** 3 fridges, 3 stoves, dishwasher, washer, dryer

**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 project—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 we’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 won’t last in today’s market. Act quickly to secure your piece of Cambrian Heights!