



GRASSROOTS
REALTY GROUP

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173 Cornwallis Drive NW
Calgary, Alberta

MLS # A2338852



\$824,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,293 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Covered, Double Garage Detached, Enclosed, Garage Faces Side, Gravel Dr		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Irregular Lot, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows, Wired for Data		
Inclusions:	Pergola in back yard		

Nestled in the heart of Cambrian Heights, this spacious and versatile family home is located on a massive 2,300+ sq. ft. Lot, one of the biggest in the community - with enough space for 5-6 car off street parking frontage, and exceptional potential for comfortable family living or future development. Rare nine-foot ceilings on all levels create a bright, open, and expansive feel throughout the home. The main floor features an open-concept kitchen with soft-close cabinetry, granite countertops, and all stainless steel appliances. The dining and living rooms are particularly bright and spacious, enhanced by beautiful 3/4-inch white oak hardwood flooring throughout. The 2 generous sized bedrooms feature closets extending to the ceiling, providing excellent storage. A full 4 pce upgraded bathroom has been tastefully renovated with new fixtures, ceramic tile, and granite countertops. A second fully upgraded and retiled bathroom is located on the lower level. The walkout third level offers a direct entrance to the lower level and is thoughtfully laid out with existing plumbing and bedrooms featuring legal egress window openings. The lowest level is framed, including large windows - an excellent opportunity to create either a bathroom, bedroom, and living area—or a kitchen, dining room, and living area for a potential basement suite (subject to the necessary approvals). Outside, the treed yard features a large deck, a firepit area, and huge backyard perfect for family gatherings. Completing the property is a huge 22' x 22' detached garage. Conveniently located close to schools, parks, transit, shopping, and other amenities, this well-appointed home combines thoughtful upgrades, generous space, and outstanding future potential in a sought-after community. Other recent upgrades include the following: R50 attic insulation on upper and lower roofs in May 2017,

Asbestos test and removal in May 2017, Front and rear door replaced June 2017, Flat ceiling and pot lights throughout main level (added June 2017), Fence done July 2018, Patio June 2020, Supreme 3 pane low e windows including egress window downstairs (Nov 2022), All up down in casing blinds done (Jan 2023), 5" gutters installed (May 2024), 2 bathrooms remodeled (Oct 2025)