

# \$664,900 - 4 Cornell Place Nw, Calgary

MLS® #A2248147

**\$664,900**

5 Bedroom, 2.00 Bathroom, 1,139 sqft

Residential on 0.12 Acres

Cambrian Heights, Calgary, Alberta

INVESTOR ALERT!! Looking for a home with incredible potential to make your own? This one's for you! This 1100+ square foot bungalow is located on a huge corner lot across from a quiet park. The main floor has a large living room, kitchen adjacent to the dining room, 3 good sized bedrooms and the main bath. There is a separate rear entrance to access the basement which offers excellent potential for a future secondary suite (with city approval). The basement development currently has a large rec room with wet bar, 2 bedrooms, 4 piece bath and utility/storage area. Outside you'll find a good size yard with mature landscaping and a double detached garage. The exterior of the home was painted in 2016, shingles updated in 2012 and eavestroughs updated about 2-3 years ago. Located close to transit, shopping, an easy commute to the U of C and SAIT and great access to major thoroughfares. This home will require updating and is sold AS-IS. Some rooms have been virtually staged.

Built in 1957

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248147  |
| Price      | \$664,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,139       |
| Acres          | 0.12        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4 Cornell Place Nw |
| Subdivision | Cambrian Heights   |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2K 1V7            |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Detached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Bar, Pantry, See Remarks, Separate Entrance, Storage |
| Appliances        | See Remarks                                          |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                           |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Other, Wood Frame                                                                                                      |
| Foundation        | Poured Concrete                                                                                                        |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 14th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 34   |
| Zoning         | R-CG |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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