

\$1,146,000 - 3 Cardiff Drive Nw, Calgary

MLS® #A2269481

\$1,146,000

4 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Welcome to 3 Cardiff Drive NW â€“ Rare Inner-City Corner Lot with Park-Side Living and RCG Zoning.

A beautifully renovated detached home on a rare 100-foot-wide elevated corner lot in a quiet cul-de-sac. With parks on both sides, mature trees, this property offers privacy, ample sunlight, and serenity just 8 minutes from downtown Calgary.

The house features 4 bedrooms and 3 custom full bathrooms with natural granite stone and ceramic tiles covering around 2226 sq feet of livable space.

Main floor: 2 bedrooms 2 full bathrooms, open-concept layout, hardwood flooring on main floor, and a custom kitchen with natural granite with sit-up island, soft-close cabinetry, and stainless-steel appliances. The primary suite includes a luxurious ensuite.

Basement: provides 2 bedrooms and a family area with cabinetry and built-in shelving, dedicated office and study, laundry room and 1 full bathroom with Jack-and-Jill access, and a flexible layout suitable for a potential rental suite.

Recent \$150,000 upgrades and upkeep include: two low-maintenance composite panel decks, smart home security with Schlage locks and premium video doorbell operable remotely from anywhere, full audio-video camera system with screen for indoor monitoring, energy efficient new air conditioning, upgraded lighting: (includes premium fixed smart,



automated interior and exterior lighting, two premium electric fireplaces with realistic flames look, new cooking range, upgraded washroom fittings, egress windows with coverings in basement, TV and bracket, and changed layout for more usability and much more.

Immediate real value & investment potential (subject to city approvals): convert the basement to a legal suite, transform the existing garage into additional main-floor living space with 3rd bedrooms, with ensuite, a sauna and laundry to make this property 3 bedrooms and 3 washroom on main floor (with 2 ensuites and a sauna and build a triple heated garage with storage and professionally designed patio above the garage will place this property next to impossible to find and unlocking its true value forthwith. Above all its Airbnb ready just take the license from city, you don't need to buy anything for short term rental. The RCG zoned Lot also allows for future multi-home development for sale or rental prospects.

Outdoor features: include a professionally landscaped yards getting air and sunlight from every possible directions, decks, fire pit along with newly purchased (very less used) backyard furniture, BBQ, and patio heater and storage shed included.

Location highlights: walking distance to Confederation Park, shopping plazas, baseball court, with University of Calgary and SAIT College just minute's drive away. Central Calgary location offers easy access to downtown, parks, schools, and all city amenities.

This turn-key home combines vintage vibe, modern style, smart home technology, outdoor living, and exceptional investment potential – a truly rare opportunity to call it a home.

Built in 1957

Essential Information

MLS® #	A2269481
Price	\$1,146,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3 Cardiff Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1R4

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached, On Street
# of Garages	1

Interior

Interior Features	Bookcases, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Smart Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Electric, Living Room
Has Basement	Yes

Basement Full

Exterior

Exterior Features Barbecue, Fire Pit, Lighting, Rain Gutters, Storage, Rain
 Barrel/Cistern(s)

Lot Description Back Lane, Back Yard, City Lot, Corner Lot

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 8th, 2025

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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