

**53 Cardiff Drive NW**  
**Calgary, Alberta**
**MLS # A2225502**

**\$1,399,900**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,512 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Heated G		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Landscaped,		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	Security system		

Welcome to 53 Cardiff Drive NW - a big, bright, and beautiful home in the heart of Cambrian Heights, backing directly onto a peaceful park. Built in 2010, this home offers over 3,000 square feet of thoughtfully designed living space with stunning views of mature trees, giving the feeling of living in a private urban treehouse. The front living room is bathed in natural light from floor-to-ceiling windows and opens seamlessly onto a sunny balcony, perfect for morning coffee or quiet evenings. A three-way fireplace creates a warm ambiance between the living room and the large kitchen, which features a granite island and an abundance of cabinetry. Also on the main floor, you'll find a spacious office, powder room, and convenient laundry area. Upstairs, the primary suite is a true retreat featuring its own balcony, a massive 5-piece ensuite with a soaker tub facing a double-sided fireplace, steam sauna shower, double vanities, and a large walk-in closet. A second bedroom with an attached full bathroom and a bright bonus area (easily convertible to a third bedroom) complete the upper level. The walkout basement offers access to the heated double attached garage and includes a secondary family room, additional bedroom, and full bathroom. The outdoor spaces are truly exceptional. The beautifully landscaped back yard features low-maintenance artificial grass, a pergola with a Roman shade, a gas-plumbed fire bowl, a water feature, and thoughtfully curated gardens - the perfect space for entertaining or relaxing in your own urban oasis... A separate side patio adds another peaceful corner to enjoy. This home is equipped with a brand-new boiler system for in-floor heating to all bathrooms, the lower family room, entry hall, and garage. Additional recent upgrades include a new furnace, hot water on demand (no hot water tank, so you'll never run out),

central A/C, and built-in ceiling speakers throughout the home. An in-ground sprinkler system adds further convenience. Situated in one of Calgary's most desirable school zones, this location provides access to a wide range of options including public (Cambrian Heights Elementary, Colonel Irvine, James Fowler), Catholic (St. Joseph, St. Francis), and charter schools (FFCA, Westmount Charter). It's just a 10-minute drive to both the University of Calgary and downtown, with close proximity to Confederation Park, pathways, and major bike routes. This is a rare opportunity to own a park-backing property with exceptional outdoor living, smart upgrades, and a functional layout in a mature inner-city neighbourhood.