

**185 Cornwallis Drive NW**  
**Calgary, Alberta**
**MLS # A2258677**

**\$869,000**

<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>	Finished, Full, Separate/Exterior Entry, 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:** N/A

**ATTENTION DEVELOPERS & INVESTORS:** Exceptional CORNER LOT in sought-after Cambrian Heights! This RCG corner lot comes complete with a Development Permit (DP) package ready to be submitted to the City 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!