# \$1,049,000 - 100 Cambrian Drive Nw, Calgary

MLS® #A2250995

# \$1,049,000

5 Bedroom, 6.00 Bathroom, 2,543 sqft Residential on 0.08 Acres

Cambrian Heights, Calgary, Alberta

Priced to reflect today's cautious market, this expansive 3-storey infill in sought-after Cambrian Heights delivers exceptional value â€" offering over 3,300 sq ft of thoughtfully designed living space at a price well below replacement cost. Meticulously maintained and move-in ready, the home is fashioned for flexibility and function. Inside, you'II find 5 bedrooms (3 with private en-suites), 6 bathrooms, a bright bonus room, and a top-floor loft with a built-in workstation and powder room â€" perfect for a home office, yoga space, or private retreat. The chef's kitchen features quartz waterfall counters, ceiling-height cabinetry, a prep sink, and premium appliances. It flows seamlessly into bright, open-concept living and dining areas. Upstairs, the spa-like primary suite features a private balcony, walk-in closet, and luxurious en-suite bathroom with dual vanities, a soaker tub, and a travertine glass shower. The fully finished basement is a standout, featuring a gas fireplace, wet bar, and two en-suites bedrooms â€" ideal for guests, teens, or multigenerational living. Outside, enjoy a private backyard and a heated double garage for year-round convenience. Steps from Confederation Park and minutes to downtown, transit, and schools, this home offers the perfect blend of location, lifestyle, and long-term value. Rarely does a home of this size, layout, and finish come available at this price.





Half Baths

#### **Essential Information**

MLS® # A2250995 Price \$1,049,000

Bedrooms 5
Bathrooms 6.00
Full Baths 4

Square Footage 2,543
Acres 0.08
Year Built 2019

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

# **Community Information**

Address 100 Cambrian Drive Nw

2

Subdivision Cambrian Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2K 1P2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central

Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking

Home, Quartz Counters, Wet Bar

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed August 25th, 2025

Days on Market 71

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

