

# \$684,900 - 4 Cornell Place Nw, Calgary

MLS® #A2248147

## \$684,900

5 Bedroom, 2.00 Bathroom, 1,139 sqft

Residential on 0.12 Acres

Cambrian Heights, Calgary, Alberta

**INVESTOR ALERT!!** If you are handyman looking for a project, this 1100+ sf bungalow is located on a huge corner lot across from a small park and has great potential! 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	\$684,900
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, Landscaped, Lawn, Rectangular Lot, See Remarks, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	2

Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX Complete Realty

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