

\$969,900 - 80 Cardiff Drive Nw, Calgary

MLS® #A2256678

\$969,900

4 Bedroom, 3.00 Bathroom, 1,653 sqft
Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Now priced \$30,000 less, this home stands out as an attainable move in today's market! Beautiful mid-century modern split in a coveted Calgary location, perfectly positioned with green space in front and no neighbours behind. Built in 1958 and almost fully renovated, this home preserves the charm and character of the classic split while delivering modern luxury. The oversized front living room unites the home with a wall of windows overlooking green space across the street, a gradual vaulted ceiling with three skylights, and a gas fireplace set in a stunning stone feature wall. The updated kitchen showcases smart built-ins, quartz countertops, breakfast bar and an extendable island for extra prep and a sunlit sunroom off the kitchen enjoys a second eating area /sitting room with access to the back patio (kitchen TV is included). The upper level includes a generous Primary suite with another wall of windows with remote blinds, a 4pc ensuite and original built ins, a second beautiful bedroom and 4pc main bath. The lower level includes a sizeable bedroom and an adjacent three-piece bath. The fully developed basement level offers a beautiful family room with potlights, charming wall mood lighting and a second feature fireplace, wet bar and wine closet "perfect for entertaining" a fourth bedroom with original built ins and a versatile large flex space (339 sq ft) "ideal for a workout room, hobby room, or a substantial den with an electric fireplace and wall TV (included) with internal access to the



oversized insulated heated garage. Outdoor living shines with gas and power on both the upper and lower decks, separate concrete patio area for intimate gatherings and lawn and gardens. Modern updates include new doors and fixtures (2023), a boiler system and electrical panel upgrade (2020), \$25,000 in Hunter Douglas blinds (2023) Western windows (2010), roof and decks and railings, soffits and gutters with gutter guards (2018) and a refreshed vacuum system (2020). Short distance to Confederation and Nose Hill Park with easy transit access and excellent nearby schools. This is a rare find—schedule your viewing today to experience the beauty and timeless appeal this home offers.

Built in 1958

Essential Information

MLS® #	A2256678
Price	\$969,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,653
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	80 Cardiff Drive Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1R7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Central Vacuum, French Door, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Wet Bar, Bookcases
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Gas, Living Room, Stone, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Rectangular Lot, Treed, Views, Greenbelt
Roof	Flat, Rubber, See Remarks
Construction	Brick, Wood Frame
Foundation	Poured Concrete, Block

Additional Information

Date Listed	September 12th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete 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.