

\$1,399,900 - 53 Cardiff Drive Nw, Calgary

MLS® #A2225502

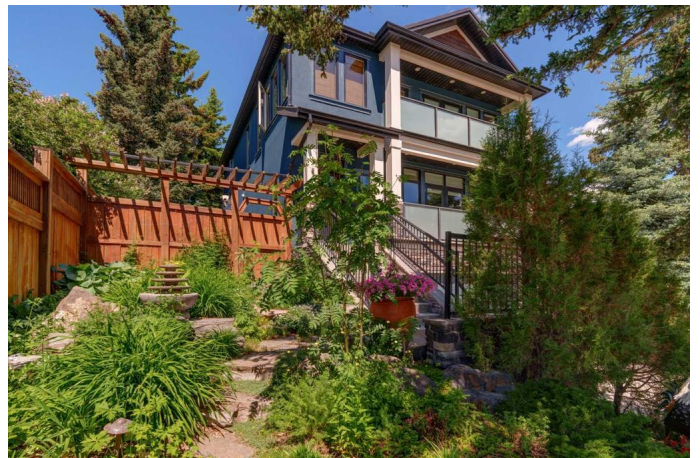
\$1,399,900

4 Bedroom, 4.00 Bathroom, 2,512 sqft

Residential on 0.11 Acres

Cambrian Heights, Calgary, Alberta

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, youâ€™™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 sunny 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 youâ€™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 Calgaryâ€™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). Itâ€™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.

Built in 2010

Essential Information

MLS® #	A2225502
Price	\$1,399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,512
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 53 Cardiff Drive Nw
Subdivision Cambrian Heights
City Calgary
County Calgary
Province Alberta
Postal Code T2K 1R6

Amenities

Parking Spaces 4
Parking Double Garage Attached, Driveway, Heated Garage, Additional Parking, Front Drive
of Garages 2

Interior

Interior Features French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Bookcases, Built-in Features, Closet Organizers, Double Vanity, Recessed Lighting, Steam Room, Tankless Hot Water
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Gas Stove
Heating Forced Air, In Floor
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Bedroom, Double Sided, Kitchen, Three-Sided
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard, Awning(s), Balcony, BBQ gas line, Garden
Lot Description Back Lane, Back Yard, Landscaped, No Neighbours Behind, Private, Treed, Backs on to Park/Green Space, Garden, Sloped, Underground Sprinklers
Roof Asphalt Shingle
Construction Wood Frame, Stucco
Foundation Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	99
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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