

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

MLS® #A2225502

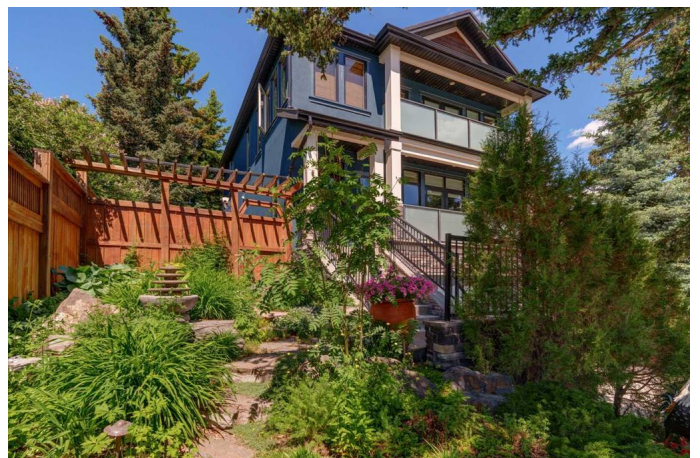
**\$1,399,900**

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, you'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 bright bonus area (easily convertible to a 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        | Additional Parking, Double Garage Attached, Driveway, Front Drive, Heated Garage |
| # of Garages   | 2                                                                                |

### Interior

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

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 89             |
| Zoning         | R-CG           |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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