

# \$1,499,900 - 199 Cardiff Drive, Calgary

MLS® #A2202709

**\$1,499,900**

3 Bedroom, 3.00 Bathroom, 1,506 sqft  
Residential on 0.19 Acres

Cambrian Heights, Calgary, Alberta

Welcome to this beautiful, unique custom-built home, located in one of Calgary's most desirable neighbourhoods. Built in 1957, and completely renovated from 2002 to 2005, this home combines the charm of a classic bungalow with modern luxury.

Natural light pours through the open-concept design, from the sunken living room, and two-sided gas fireplace to the west-facing triple-pane windows with spectacular northwest cityscape and Rocky Mountain views. The Legacy kitchen features a 10-ft quartz island, stainless-steel backsplash, top-of-line appliances, and includes a butler's kitchen with a laundry area.

The primary suite is a real retreat, with a walk-through closet and a spa-like ensuite boasts in-floor heating, a jetted tub, and a dual-nozzle shower. The second bedroom features access to a semi-ensuite with a skylight that floods the bathroom with natural light, providing both privacy and is conveniently accessible for guests.

High ceilings define the walkout basement at 12-ft with a finished height of 9-ft. It features in-floor heating, a media lounge, gym, and wet bar. The large bedroom, complete with an ensuite, includes a steam shower and a rainwater nozzle. The shatterproof windows not only provide security, but also energy efficiency. The boiler system efficiently services both forced air, and in-floor heating to ensure year-round comfort.

Outdoor entertaining has never been easier



with a 900 sq. ft. cedar deck and an 800 sq. ft. exposed aggregate patio, both with natural gas linesâ€”ideal for entertaining. The tandem garage is heated, has epoxy floors, and features a built-in car wash area. In addition to all of that, the tastefully manicured and fenced yard includes mature trees that create a natural canopy and frame the stunning skyline; all the while providing privacy from neighboring properties. Convenient rear lane access offers the potential for a detached garage. Beautifully balanced in comfort, privacy, and luxury, this superb home sits in a prime inner-city location. A must-see!

Built in 1957

**Essential Information**

MLS® #	A2202709
Price	\$1,499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,506
Acres	0.19
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	199 Cardiff Drive
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1S1

**Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Steam Room, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Double Sided, Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Chickadee Realty & Design
----------------	---------------------------

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.