



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 CAMBRIDGE Place, Calgary T2K1P7**

MLS® #: **A2106541** Area: **Cambrian Heights** Listing Date: **02/08/24** List Price: **\$1,499,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1957**  
Lot Information  
Lot Sz Ar: **7,211 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,157**  
Low Sqft:  
Ttl Sqft: **1,157**

DOM

**101**  
Layout  
Beds: **4 (2 2 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Low Maintenance Landscape,Gentle Sloping,Landscaped,See Remarks,Treed Off Street**

Park Feat:

Utilities and Features

Roof: **Metal**  
Heating: **Boiler,See Remarks**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Induction Cooktop,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Natural Woodwork,No Smoking Home,Open Floorplan,See Remarks,Stone Counters,Walk-In Closet(s)**

Utilities:

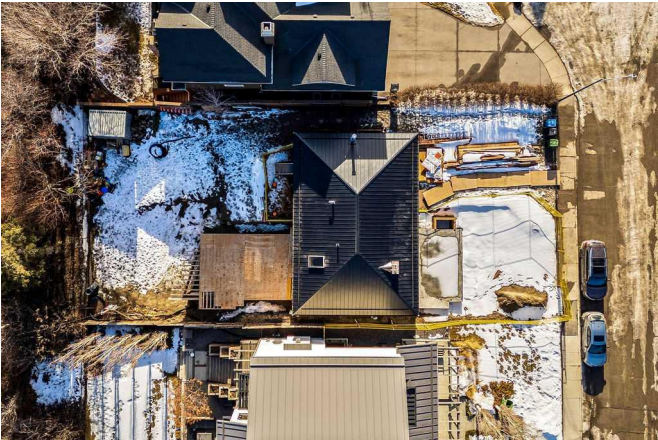
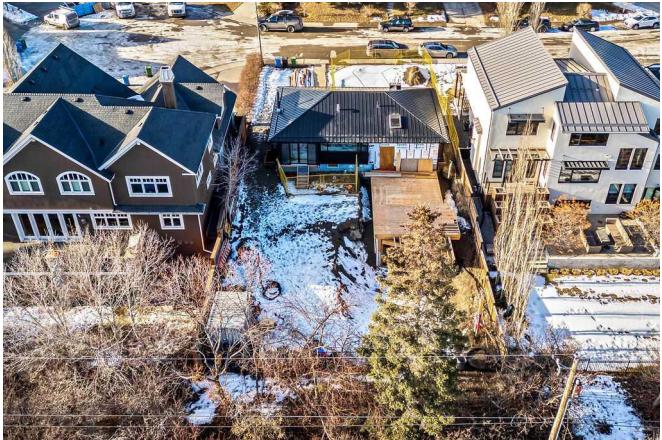
Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>5`10" x 14`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 16`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`4" x 13`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>10`10" x 11`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 13`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`3" x 10`4"</b>

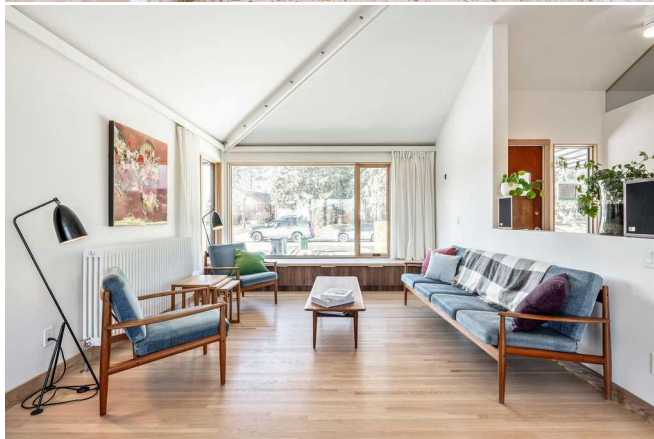
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 18`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>7`4" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 13`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`0" x 7`5"</b>

2pc Bathroom	Basement	6`0" x 4`7"	Den Legal/Tax/Financial	Basement	10`8" x 11`5"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-C1</b>			
	<b>5971HB</b>		Remarks		
Pub Rmks:	<b>OPEN HOUSE - SATURDAY, FEB 10 FROM 12:30PM TO 3:30pm - Thoughtfully renovated mid-century bungalow backing directly on CONFEDERATION PARK. Design decisions made to honor the existing structure, enhance energy efficiency and interior comfort, while also offering elegant simplicity. In floor heating and radiators gently heat the inside while triple pane windows and spray foam insulation ensure a tight building envelope. A metal roof works harmoniously with the Sugi ban cedar siding to complete an understated presence in the cul de sac. The entry opens into a surprisingly expansive, vaulted interior. Golden terrazzo and handmade Moroccan zellige tile, original refinished oak hardwood, mid-century inspired wrought iron railings and 8 foot glass doors are found throughout the main floor. Clean lines, a glass wall and 15 foot windows make the kitchen a joy to be in, especially at sunrise. The living room features a full width window seat with storage below. A library space with French doors is a quiet refuge. Two bedrooms with built in closets and desks complete the main floor. Downstairs, there are two more spacious bedrooms with walk-in closets. Practical bathroom design features a separate powder room and bathing room. Foundations and main floor construction on 2 generous house additions are complete. Extensions offer a master retreat with spa bath and spacious closets overlooking the beauty of the park on the main floor with a walk-out basement below for a games or media room. The second addition is an attached garage with a basement offering generous space for an additional bedroom, gym or more.</b>				
Inclusions: Property Listed By:	<b>NA CIR Realty</b>				

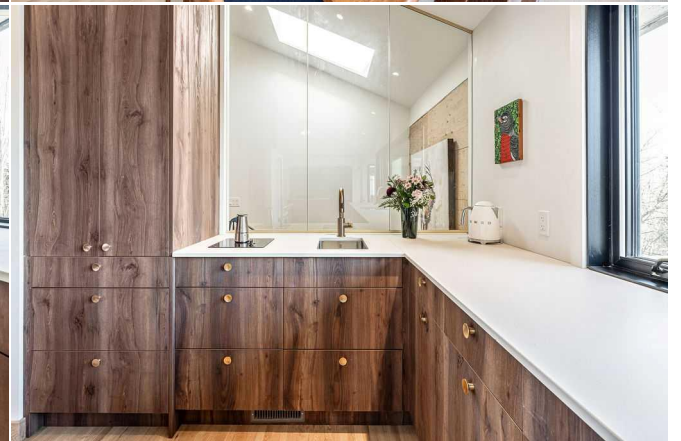
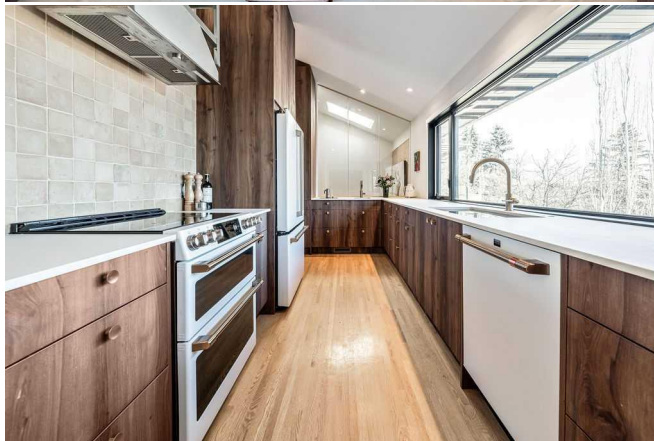
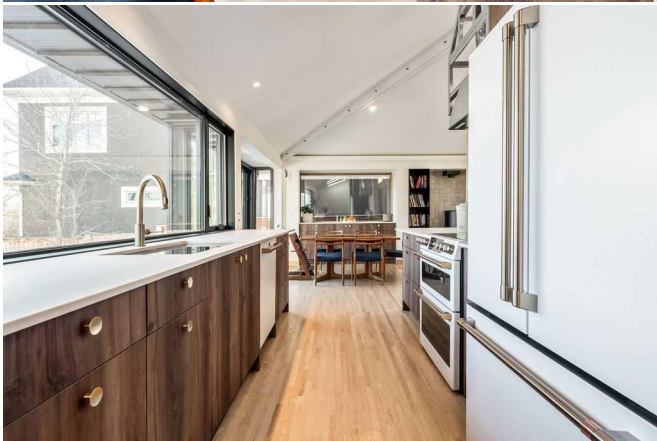
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



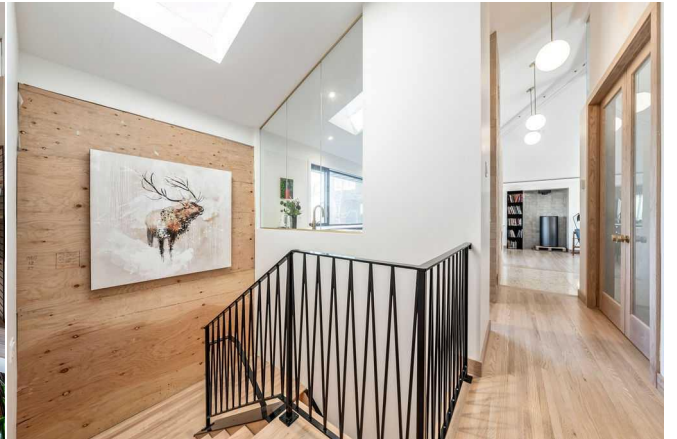




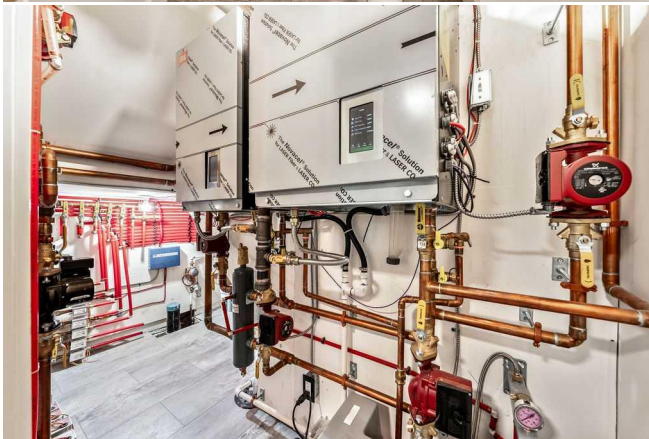














GROSS AREA 20 Cambridge Place NW - Calgary  
MAIN LEVEL: 1157.17 sqft, BASEMENT: 1088 sqft  
TOTAL: 2245.17 sqft  
SOURCE: AREA DEVELOPMENT INC. FOR PROJECTS ONLY. ACTUAL MAY VARY.