



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**94 CUMBERLAND Drive, Calgary T2K 1T1**

MLS®#: **A2144830** Area: **Cambrian Heights** Listing Date: **06/27/24** List Price: **\$699,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1956**  
Lot Information  
 Lot Sz Ar: **5,898 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,394**  
 Low Sqft:  
 Ttl Sqft: **1,394**

DOM

**81**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Front Yard,Many Trees,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 11`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 20`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 16`4"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>7`6" x 6`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 12`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 12`5"</b>	<b>Bonus Room</b>	<b>Basement</b>	<b>10`10" x 18`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`2" x 25`4"</b>	<b>Bonus Room</b>	<b>Basement</b>	<b>10`10" x 18`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`9" x 7`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>3`10" x 6`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5971HB**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**~Price reduced~ Opportunity awaits in Cambrian Heights! This inner city gem will appeal to all. From the excited home owner wishing to maintain the original character of this home, to investors looking to maximize the up/down potential this home offers, to the proud owner looking for that space to renovate and enjoy for the next 40 years. Featuring a not so common Double attached garage, this home offers 2,360 square feet of living space and is ready for its next happy owner. With just shy of 1400 square feet on the main floor, there is plenty of space for your family to make memories you will cherish for a lifetime. As you walk through the main floor, you will appreciate some of the upscale finishes that were ahead of its time. Upon entering you are greeted by the spacious living room with wood burning fireplace, a generous dining room, 3 Large bedrooms, and a 5 piece bathroom featuring a dual sink vanity. The kitchen boasts Granite countertops, a stainless Range and microwave, and has been lovingly maintained. There is a rear entry that splits off feeding both the upstairs, and the lower level, making it ideal for future development should one wish to do so. The lower level is large in its own right, egress meeting windows and a quality footprint ready for the creative mind to maximize its potential. Never seen on the MLS, this home has been lovingly maintained by the same owner since 1980. With ample parking for a large family of drivers, you will also enjoy the backyard oasis ideal for unwinding after a long day, or engaging family and friends over the holidays or celebratory get-togethers. This home offers one of the largest overall square footages you will find in the community. Call your favorite Realtor and see this home today.**

Inclusions:  
Property Listed By:

n/a  
**CIR Realty**

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