

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

MLS® #A2225502

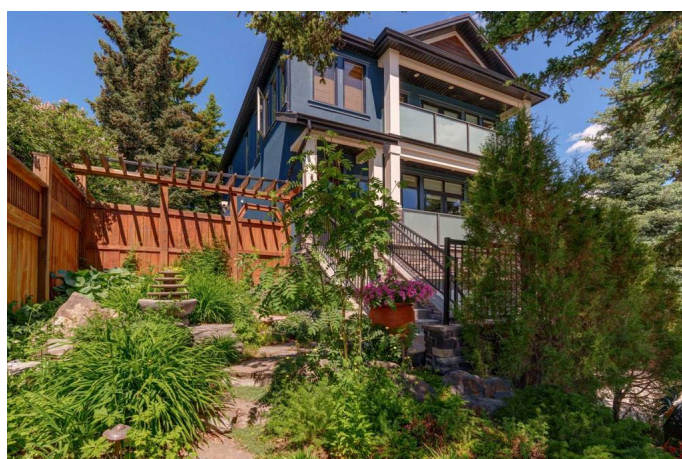
**\$1,399,900**

4 Bedroom, 4.00 Bathroom, 2,512 sqft

Residential on 0.11 Acres

Cambrian Heights, Calgary, Alberta

**\*RENOVATIONS COMPLETED END OF AUGUST TO ADD THIRD UPSTAIRS BEDROOM\*** 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 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	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Bookcases, Built-in Features, French Door, Recessed Lighting, Steam Room, Tankless Hot Water
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Gas Stove
Heating	In Floor, Forced Air
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	Balcony, BBQ gas line, Private Yard, Awning(s), Garden
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            110

Zoning                        R-CG

### **Listing Details**

Listing Office                Century 21 Bamber Realty LTD.

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.