



\$ 649,900.00

## 14 CADOGAN ROAD NW CALGARY

<https://paulbrinton.com>

EXTENSIVELY RENOVATED | Corner Lot | LIGHT & BRIGHT | 4 Bed & 3 Bath | DOUBLE GARAGE | 2000+ SQ FT of living space | This is not your typical renovation! It features high-end luxurious finishes. Located on a quiet, central street in the sought-after community of Cambrian...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1162205

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-21 17:09:17

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/20/21

**Lot size:** 5500 sq ft

**Year built:** 1956

**Parking:** Covered, Double Garage Detached, Garage Door Opener, Off Street, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Car Wash, Fitness Center, Laundry, Playground, Racquet Courts, Recreation Room, Secured Parking, Storage

**Community Features:** Golf, Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

**Fencing:** Cross Fenced, Fenced

**Cooling:** None

**Total Parking:** 4

**Flooring:** Carpet, Ceramic Tile, Vinyl

**Fireplace Features:** Electric

**Exterior Features:** Lighting, Private Entrance, Private Yard, Rain Gutters, Storage

**District:** CAL Zone CC

**Inclusions:** None



**Interior Features:** Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar

**Roof Type:** Asphalt Shingle

**Lot Features:** Back Lane,Back Yard,City Lot,Close to Clubhouse,Corner Lot,Dog Run Fenced In,Few Trees,Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Open Lot,Private,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry

**Laundry features:** Lower Level

**Transaction Type:** For Sale

**Photo Count:** 49

**Unit Exposure:** SW

**Suite:** No

**Frontage Metres:** 16.76M 55`0"

**Living Area SF:** 1046.00

**Structure Type:** House

**Restrictions:** See Remarks

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 621.32

**Rooms Above Grade:** 6

**Construction Materials:**

Cedar,Concrete,Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer

**Subdivision Name:** Cambrian Heights

**Lot Size Acres:** 0.13

