

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

MLS® #A2225502

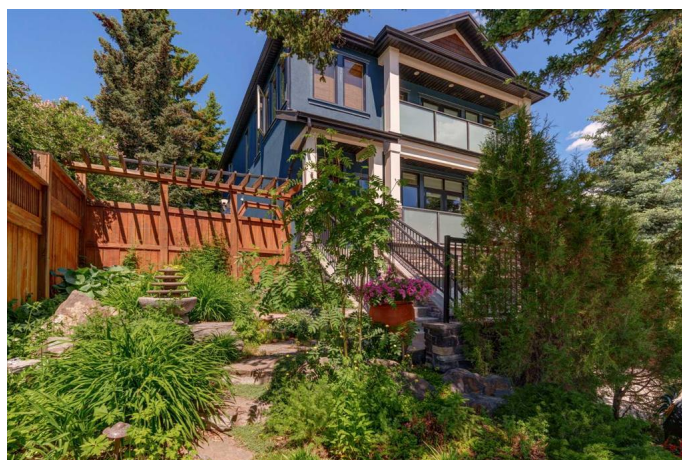
**\$1,399,900**

4 Bedroom, 4.00 Bathroom, 2,512 sqft

Residential on 0.11 Acres

Cambrian Heights, Calgary, Alberta

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 bright bonus area (easily convertible to a 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	Additional Parking, Double Garage Attached, Driveway, Front Drive, Heated Garage
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Steam Room
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Bedroom, Kitchen, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Awning(s)
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	58
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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