

# \$1,100,000 - 100 Cambrian Drive Nw, Calgary

MLS® #A2250995

**\$1,100,000**

5 Bedroom, 6.00 Bathroom, 2,543 sqft

Residential on 0.08 Acres

Cambrian Heights, Calgary, Alberta

This remarkable three-storey detached infill delivers an elevated lifestyle in one of Calgary's most coveted inner-city communities. Thoughtfully crafted with modern design and timeless appeal, the home offers expansive, well-planned spaces that blend everyday comfort with refined elegance. Inside, you'll find five spacious bedrooms, including three with private ensuites, ensuring every member of the household enjoys their own retreat. The open-concept main floor is designed for both entertaining and everyday living, featuring a semi-private flex space ideal for a home office or creative studio, a formal living room, and a welcoming dining area enhanced with custom wood details. At the heart of the home lies a chef-inspired kitchen, complete with ceiling-height cabinetry, waterfall quartz countertops, a large island with seating, premium stainless steel appliances, and a secondary prep area with its own sink—keeping the main kitchen polished and ready for hosting. Upstairs, a bright bonus room with a custom media unit sets the stage for cozy movie nights or relaxed gatherings. The primary retreat is a sanctuary, highlighted by a private balcony, boutique-style custom walk-in closet, and a spa-inspired ensuite with dual vanities, soaker tub, and a travertine glass shower. The third-floor loft adds rare versatility with a built-in workstation and 2-piece bath - perfect for a home office, yoga studio, or creative haven. Downstairs, the fully developed basement impresses with a gas



fireplace, full wet bar, and two additional bedrooms—each with its own ensuite. Additional highlights include oversized windows, custom window coverings, central vacuum, ample storage, a private backyard, and a heated double detached garage. Steps from Confederation Park, and close to schools, transit, and amenities, this home is the perfect fusion of style, space, and inner-city convenience. Whether for large families, multi-generational living, or those seeking an urban lifestyle with room to breathe, this home offers it all.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250995    |
| Price          | \$1,100,000 |
| Bedrooms       | 5           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 2,543       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 100 Cambrian Drive Nw |
| Subdivision | Cambrian Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 1P2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast B Vacuum, Closet Organizers, Home, Quartz Counters, Wet |
| Appliances        | Built-In Oven, Dishwasher, Hood, Refrigerator, Washer, Window Coverings           |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 2                                                                                 |
| Fireplaces        | Gas, Living Room, Basement                                                        |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |



## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                                       |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 37                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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