

# \$799,000 - 91 Coleridge Road Nw, Calgary

MLS® #A2207353

**\$799,000**

4 Bedroom, 2.00 Bathroom, 1,371 sqft  
Residential on 0.13 Acres

Cambrian Heights, Calgary, Alberta

Welcome to 91 Coleridge Road NW, a lovingly maintained bungalow with over 2500 SqFt of living space (1370 SqFt on main). Filled with natural light throughout, this 4 bedroom home boasts a unique floor plan ideally suited for both family living and entertaining! Each of the rooms are generously proportioned. The welcoming front Foyer is spacious & has a coat closet. The Living Room is large and bright with gleaming hardwood floors and a Bay Window. The Family Room, Dining Area & Kitchen are open and flooded with natural light from the expansive SW windows and two skylights. The Family Room boasts a wood burning fireplace (with Gas log-light) for cozy winter evenings and newer sliding doors for direct access to the sun drenched deck. There are 2 spacious bedrooms on the main floor and a 4 pc Bathroom. The sizeable lower level is fully developed with two additional bedrooms, dedicated storage, a 3pc bathroom, and a large family room - perfect for movie nights. There's even an office and a laundry room.

Outside you have your own private oasis in the sunny south-west backyard, featuring multiple seating areas - a deck for entertaining or relaxing (with a gas line for a BBQ), a lower patio perfect for larger gatherings or firepit area, and a sundeck for enjoying a coffee or a cocktail. The yard has been lovingly cultivated, with mature perennials and a raised garden bed for growing vegetables or flowers, and a there is large custom built shed for all



your gardening tools or bike storage. The double detached garage is accessed from the extra wide alley. Cambrian Heights is a friendly community, close to both Confederation Park and Nose Hill Park and the Calgary Pathway System, Playgrounds, Schools, Shops & Restaurants, Confederation Golf Course & Cross Country Ski trails in the winter, and just a short walk to off-leash dog parks. There's also easy access to 14th Street, John Laurie Blvd, UofC, SAIT, the vibrant Kensington area, and transit is only steps away for quick & easy commutes. The Downtown Core is about 15 minutes by car, UofC about 10 minutes, YYC Airport about 20 minutes, & 5 minutes to The Calgary Winter Club. This special property has had only two owners since it was built. It would be well suited to a family or empty nesters looking for a Large Bungalow on a quiet street in a fantastic neighborhood! Don't miss out on this wonderful place to call home!

Built in 1957

### **Essential Information**

MLS® #	A2207353
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,371
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address 91 Coleridge Road Nw

Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1X5

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Log, Gas Starter, Mixed
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Permeable Paving, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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