

# \$895,000 - 73 Cumberland Drive Nw, Calgary

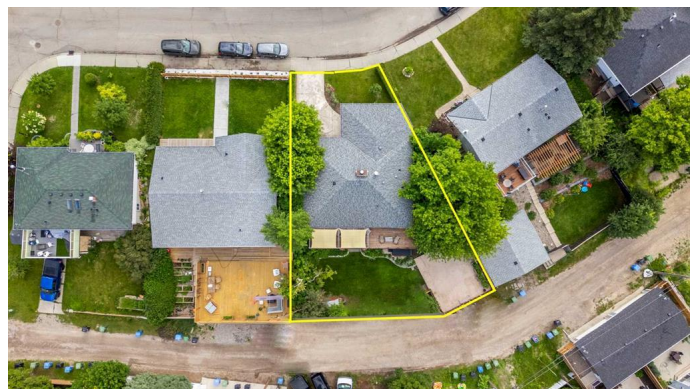
MLS® #A2267791

**\$895,000**

6 Bedroom, 2.00 Bathroom, 1,276 sqft  
Residential on 0.15 Acres

Cambrian Heights, Calgary, Alberta

WE'RE BACK AND BETTER THAN EVER!!!  
NEW RETAINING WALL & SANITARY LINE!!!  
Tucked away on a massive, secluded pie-shaped lot, this remarkable home offers tranquility, space, and unforgettable outdoor living. The newly updated yard is both peaceful and private, while the upper deck takes full advantage of the lot's unique elevation, offering sweeping panoramic views through sleek glass railings and covered by a timber pergola with awning. Inside, the open-concept main level has rich hardwood and cork flooring, and features a spacious living room with a corner wood-burning fireplace (with gas log lighter) and elegant decorative ceilings. The large walk-through kitchen boasts granite counters, stainless steel appliances, a coffee/wine bar, and breakfast bar—flowing seamlessly into the dining room and out to the upper deck. The lower level impresses with soaring 10' ceilings, easy maintenance tile flooring, and flexible recreation and family room areas. With six bedrooms, this home offers incredible versatility for families, guests, or work/school from home. Entertain or relax on the walk-out patio complete with built-in swing set and terraced gardens. The outdoor living continues on the rooftop patio above the oversized double detached garage (24'x24')—perfect for a greenhouse, lounge, or play area. A second, extra-deep single garage (14'x24') is attached at the front of the home. With countless thoughtful upgrades and a perfect blend of



character and modern function, this one-of-a-kind property is ready to impress.

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267791    |
| Price          | \$895,000   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,276       |
| Acres          | 0.15        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 73 Cumberland Drive Nw |
| Subdivision | Cambrian Heights       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 1S8                |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                                               |
| Parking        | Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Oversized, See Remarks, Single Garage Attached |
| # of Garages   | 3                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, See Remarks |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,                                                                         |

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
|                 | Refrigerator, Washer, Window Coverings                                        |
| Heating         | Forced Air, Natural Gas                                                       |
| Cooling         | None                                                                          |
| Fireplace       | Yes                                                                           |
| # of Fireplaces | 1                                                                             |
| Fireplaces      | Gas Starter, Living Room, Mantle, Masonry, Raised Hearth, Stone, Wood Burning |
| Has Basement    | Yes                                                                           |
| Basement        | Full                                                                          |

## Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)                                                                                           |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Pie Shaped Lot, See Remarks, Sloped Down, Views, Secluded |
| Roof              | Asphalt Shingle                                                                                                                                  |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.