

\$849,000 - 30 Coleridge Road Nw, Calgary

MLS® #A2264570

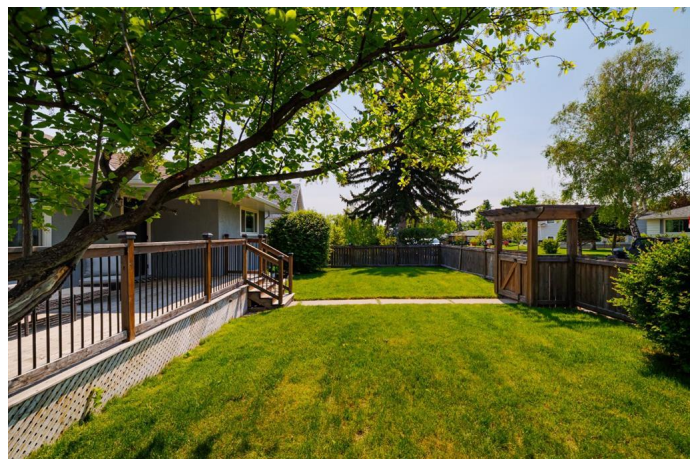
\$849,000

4 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.13 Acres

Cambrian Heights, Calgary, Alberta

Welcome to this thoughtfully renovated 4-bedroom, 2-bath bungalow offering over 1,900 sq. ft. of beautifully finished living space in one of Calgary's most desirable inner-northwest communities. Inside, natural light fills the open-concept main floor, blending modern design with timeless comfort. The stunning kitchen showcases sleek two-tone cabinetry, quartz countertops, a large island with seating, and stainless-steel appliances—perfect for everyday living or entertaining. The spacious living room enjoys views of mature trees through a picture window and a cozy gas fireplace, while the adjoining dining area provides the perfect setting for family dinners. Two generous bedrooms and a stylish 4-piece bathroom complete the main level. The fully developed lower level brings exceptional versatility with two additional bedrooms, a full bathroom, a comfortable recreation area with wet bar, and a bright laundry room—ideal for families, guests, or a work-from-home setup. Step outside to enjoy multiple outdoor spaces: a large front deck perfect for morning coffee, a private rear patio with fire-pit area, and a rare rooftop patio above the garage—a peaceful retreat for evenings under the stars. The attached single-car garage and additional off-street parking add year-round convenience. With a newer furnace, hot water tank, windows, A/C, roof, and sewer line, all the big-ticket items have been taken care of, giving you complete peace of mind. Located



on a quiet, tree-lined street, this home is just minutes from Confederation Park, SAIT, the Winter Club, and downtown. With quality craftsmanship, smart updates, and a welcoming atmosphere, this home delivers modern living in a mature, established neighbourhood.

Built in 1957

Essential Information

MLS® #	A2264570
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	30 Coleridge Road Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1W9

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, Double Vanity, Kitchen Island, No Smoking Home, Quartz
-------------------	---

	Counters, Recessed Lighting, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.