

\$450,000 - 12 Cedargrove Road Sw, Calgary

MLS® #A2082523

\$450,000

3 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

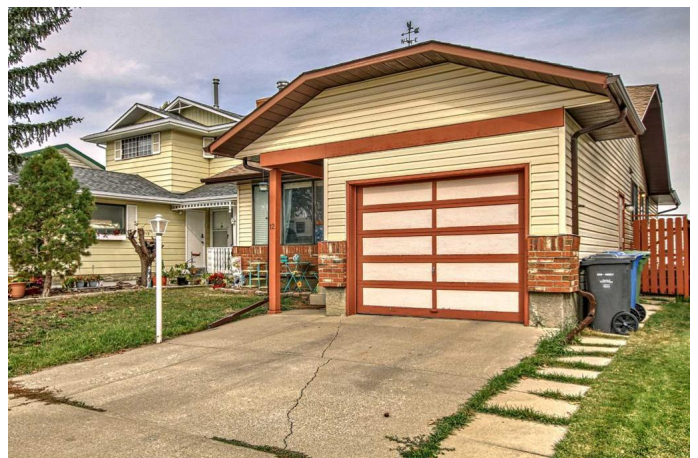
FIRST TIME BUYERS/ INVESTOR ALERT!!

This lovely 3 bdrm/2 bath bungalow w/attached single garage on a lovely street in the mature community of Cedarbrae is waiting for you! This welcoming family home enters into an open living room/dining room space complete with wood burning fireplace, vaulted ceiling, and skylight pouring in natural light, perfect for family gatherings. At mid home a good size kitchen with side door access allows those early fall BBQ's and outdoor dining. The primary is at the back of the house, complete with 4 Pc ensuite and bow window overlooking the peaceful backyard. Two additional bedrooms and another 4 pc bath complete the main floor. The large partially finished basement is ripe for your personal design touches, complete with partial bath development, large laundry/storage area, office and rec room for cozy movie nights. Walking distance to both public & Catholic schools, shopping, restaurants & easy access to both Stoney Trail & transit incl. the MAX bus lines, this home won't last! Book your showing today!

Built in 1981

Essential Information

MLS® #	A2082523
Price	\$450,000
Sold Price	\$430,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,138
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12 Cedargrove Road Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4T9

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Chandelier
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2023
Date Sold	October 21st, 2023
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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