

\$519,900 - 460 Cedarpark Drive Sw, Calgary

MLS® #A2086237

\$519,900

4 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Desirable Cedarbrae. Offering an Engineered Homes built Model Cordoba 080 Plan 4 Level Split, occupied by the original owner since 1974. This home offers 2160 sf of living space, is in mostly original condition (dated) but lovingly preserved. The Upper Level 4 boasts a Primary Suite with attached 2 Piece Ensuite, 2 additional good-sized Bedrooms and a Full 4 Piece Bath. The Main Level 3 comprises a welcoming Entryway, an L-shaped Living/Dining Room and a large Eat-In Kitchen. The Lower Level 2 provides a Family Room with a former Wood Burning Fireplace with a Gas Insert (as is), a 4th Bedroom and another Full 3 Piece Bath. The Lowest Level 1 has a huge Hobby / Games / Recroom and a partly finished Utility Room containing a small Cold Room, a small Workshop and access to an enormous Storage Crawl Space under Lower Level 2. Updates include Vinyl Windows and Kitchen Cabinets. There is a front access Double Parking Pad but no Garage and a Prospective Buyer will have to investigate with the City of Calgary Planning Department if one is feasible. The yard is a Gardener's delight with Spring Bulbs, assorted Perennials, productive Rhubarb Plants and Gooseberry Bushes. Close proximity to Churches, Schools, Glenmore Landing Shopping, Glenmore Reservoir & Walking Paths, Glenmore Trail & Stoney Trail Ring Road.

Built in 1974



Essential Information

MLS® #	A2086237
Price	\$519,900
Sold Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	460 Cedarpark Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2J7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Front Drive, Parking Pad, Paved

Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dryer, Electric Stove, Gas Water Heater, Humidifier, Portable Dishwasher, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Insert, Raised Hearth
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Garden, Storage
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Lot Description	Back Lane, Back Yard, Front Yard, Garden, Reverse Pie Shaped Lot, Landscaped
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Roof	Asphalt Shingle
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Construction	Brick, Stucco, Wood Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 16th, 2023
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Date Sold	October 28th, 2023
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Days on Market	11
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Zoning	R-C1
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HOA Fees	0.00
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Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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