

\$375,000 - 3, 67 Cedarwood Hill Sw, Calgary

MLS® #A2117084

\$375,000

2 Bedroom, 2.00 Bathroom, 565 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Welcome to this modern townhouse gem nestled in the heart of Cedarbrae, where convenience meets comfort. Boasting no condo fees, this property offers the perfect blend of contemporary living and accessibility to Calgary's amenities.

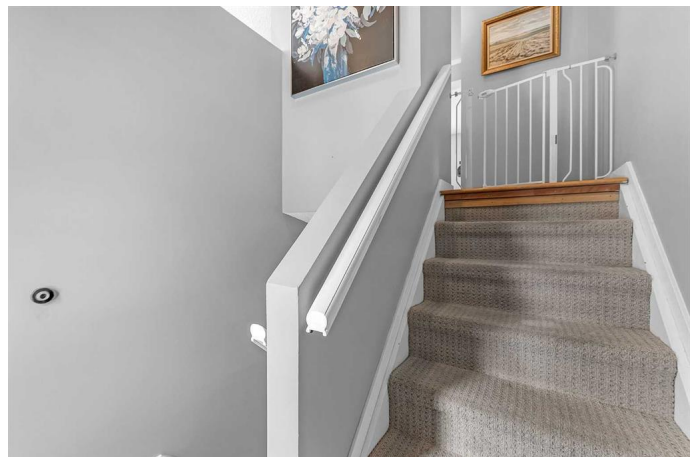
Situated conveniently close to the Ring Road, enjoy effortless travel to both the southern and northern parts of Calgary within a mere 15 minutes. Calgary's new Costco and bustling business park are also just a 10-minute drive away, ensuring you have everything you need within reach.

Step inside to discover a tastefully updated kitchen, complete with a charming window overlooking the backyard, inviting natural light to flood the space. With ample windows throughout the home, bask in the warmth of sunlight from every corner.

The allure of this townhouse extends to the spacious west-facing backyard, providing an ideal retreat for relaxation or outdoor gatherings, complemented by a convenient double detached garage for added storage and parking convenience.

Descend into the basement to find large sunshine basement windows, further enhancing the bright and airy ambiance of the home. With recent upgrades including a new furnace in 2024, new kitchen floors, and a dishwasher, this residence exudes modern functionality and style.

Freshly painted walls and new UV blackout blinds on the west side windows add to the



appeal of this meticulously maintained property. Surrounding the area are numerous parks and playgrounds, perfect for outdoor recreation and leisurely strolls. For families, the nearby Southland Leisure Center offers endless entertainment options, while K-9 schools provide educational opportunities within close proximity. Additionally, the scenic Glenmore Reservoir is just a short 10-minute drive away, offering serene walking and bike paths that seamlessly connect to the community. Don't miss the chance to make this townhome your own, where comfort, convenience, and modern living converge to create the ultimate urban retreat. Schedule your viewing today and experience the epitome of Cedarbrae living.

Built in 1978

Essential Information

MLS® #	A2117084
Price	\$375,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	565
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	3, 67 Cedarwood Hill Sw
Subdivision	Cedarbrae

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3H4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Crown Molding, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 28th, 2024
Days on Market	6
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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