

\$299,900 - 45 Cedar Springs Gardens Sw, Calgary

MLS® #A2124036

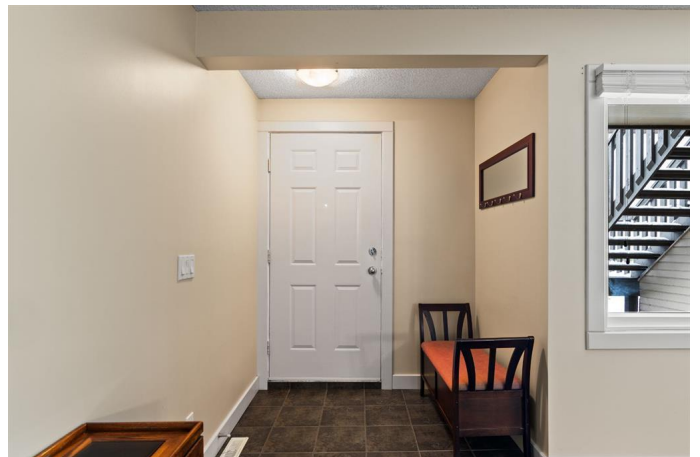
\$299,900

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to this charming townhouse nestled in the serene community of Cedarbrae, where comfort meets convenience. Upon entering this delightful home, you are greeted by a warm ambiance enhanced by a corner woodturning fireplace, perfect for cozy gatherings during chilly evenings. The spacious living area boasts a large, bright window that floods the room with natural light, illuminating the site-finished hardwood floors that exude elegance and durability. The kitchen is adorned with maple cabinets and sleek black appliances. Abundant cupboard and counter space ensure seamless meal preparations. Adjacent to the kitchen lies the inviting dining area, offering the ideal setting for family meals and entertaining guests. Down the hall, you'll discover two inviting bedrooms. The primary bedroom is a good sized complete with a convenient walk-in closet and a private 2-piece ensuite. The second bedroom, also generously sized, offers versatility and comfort, accompanied by a well-appointed 4-piece main bathroom. Convenience is further elevated with the inclusion of a dedicated laundry room, featuring additional storage space to keep your home organized and clutter-free. This townhouse also comes with the added convenience of an UNDERGROUND assigned parking spot and visitor parking is located right outside the unit. Beyond the comforts of home, Cedarbrae offers a wealth of amenities to enjoy. With lots of shopping options, reputable



schools, and parks just moments away, every convenience is within reach. Don't miss your chance to see this one today. You won't be disappointed.

Built in 1983

Essential Information

MLS® #	A2124036
Price	\$299,900
Sold Price	\$340,400
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,063
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	45 Cedar Springs Gardens Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5J9

Amenities

Amenities	Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	April 30th, 2024
Days on Market	8
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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