

\$425,000 - 15 Ceduna Park Sw, Calgary

MLS® #A2139732

\$425,000

2 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.10 Acres

Cedarbrae, Calgary, Alberta

Don't miss this opportunity to view this 1,293 square foot, 2-bedroom 2-bathroom villa located in Cedarbrae. As you enter this villa, you will notice the vaulted ceilings which create a sense of spaciousness and luxury, they make the room feel grand and more elegant. High ceilings benefit from larger windows, which allow more natural light to flood the space. This open floor offers several advantages, it allows for easier communication and interaction among family members or guests. The kitchen is nice and bright with sliding doors that open up to the deck that backs onto the green space. The stainless-steel appliances pair well with the oak cabinets, balancing the warmth of the wood with a modern, sleek look to the kitchen. There is a reach-in pantry that can comfortably store all your dry goods, canned foods, and spices. The primary bedroom is spacious with large windows, new carpets, and a four-piece ensuite. There is plenty of space for all your clothes in the double closet as you enter the ensuite. In the ensuite, we have a marble vanity with a single sink and a banjo top, which ties in the countertop nicely with the rest of the vanity. Along with the vanity and toilet is a deep soaker jetted tub. The guest bathroom is conveniently located by the second bedroom and is easily accessible to visiting guests. The laundry area is on the main floor which offers several practical and aesthetic advantages. The convenience of being easily accessible reduces the need to carry laundry



baskets up and down stairs. This is very beneficial for individuals with mobility issues. Also, it allows you to easily manage laundry tasks while cooking, cleaning, or spending time in other parts of the home. This unit is freshly painted, new carpet installed in the bedrooms and on the stairwell. This property is ideally located close to the community center, schools, shopping, parks, and easy access to Stoney Trail. OPEN HOUSE SAT AND SUN 1:30 - 4:00 PM. Please Note this is a 55+ community and no pets are allowed

Built in 1994

Essential Information

MLS® #	A2139732
Price	\$425,000
Sold Price	\$473,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	15 Ceduna Park Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6H4

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	August 29th, 2024
Days on Market	6
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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