

\$475,000 - 11209 27 Street Sw, Calgary

MLS® #A2140761

\$475,000

4 Bedroom, 2.00 Bathroom, 1,115 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Great opportunity to get into Calgary's hot market with this 4 bedroom/2 bathroom home in the heart of Cedarbrae. All the key components have been upgraded including the windows, roof and furnace along with the backyard's low maintenance landscaping providing a stress free oasis. Form and function are combined on the main floor, which features a large kitchen with modern appliances, lots of cabinets and counter space adjacent to a bright dining area big enough for the whole family. The living room is highlighted by a large bay window, vaulted ceilings and a wood burning fireplace with floor to ceiling stone surround. Down the hall you will find a full bathroom and 3 bedrooms including the spacious primary with a walkthrough closet leading to a private ensuite bathroom. The basement provides an additional bedroom and huge rec room perfect for a pool table, in addition to the laundry area and a substantial storage room. There is a separate entrance into the basement from the backyard broadening the opportunities for a potential secondary suite(subject to approval by the city). A patio stone pathway leads to the backyard with an expansive deck and large storage shed along with planter boxes for those with a green thumb. The community of Cedarbrae is ideally located just north of Fish creek Provincial Park and not far south from the Glenmore reservoir, along with quick access to Stoney Trail and the shops and Costco at Buffalo Run.



Built in 1981

Essential Information

MLS® #	A2140761
Price	\$475,000
Sold Price	\$500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,115
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	11209 27 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2Z5

Amenities

Parking	Off Street
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Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood
Foundation	Poured Concrete



Additional Information

Date Listed	June 14th, 2024
Date Sold	June 21st, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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