# \$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 entance 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.





### **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

#### 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, Woo

Foundation Poured Concrete

## **Additional Information**

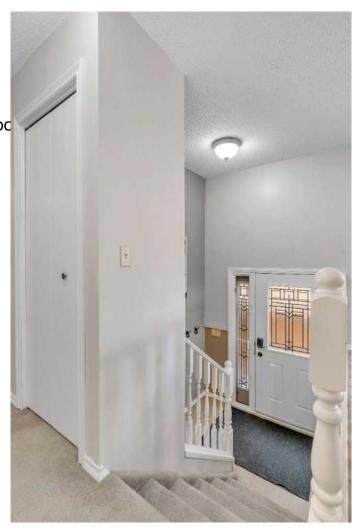
Date Listed June 14th, 2024
Date Sold June 21st, 2024

Days on Market 7

Zoning R-C2 HOA Fees 0.00

## **Listing Details**

Listing Office RE/MAX First



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