

\$425,000 - 11 Cedarwood Rise Sw, Calgary

MLS® #A2140992

\$425,000

3 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

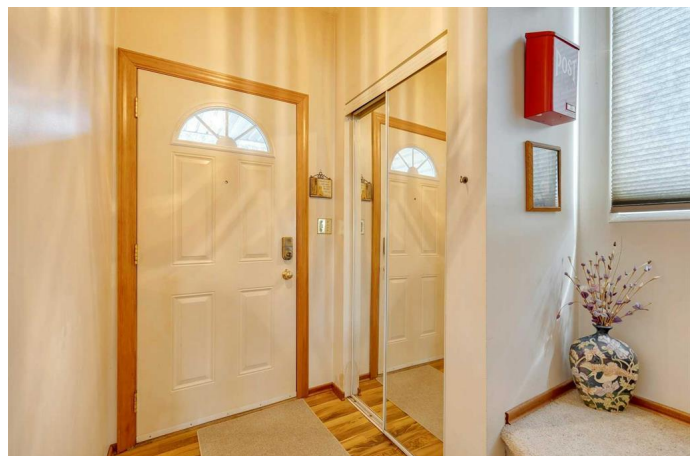
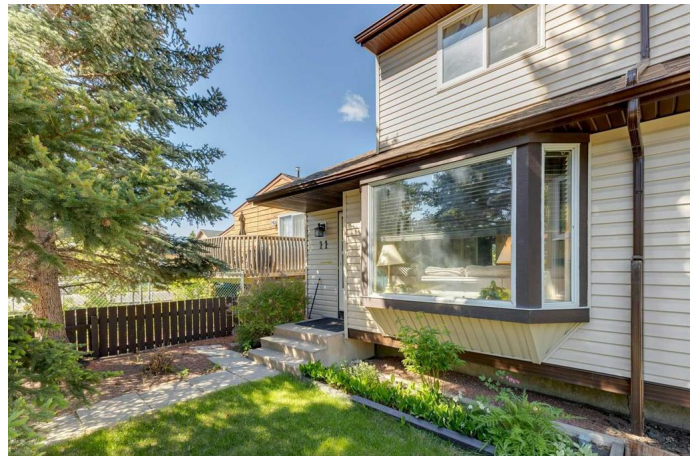
Opportunity knocks at 11 Cedarwood Rise SW! Renovate to your liking and live in, or rent out. Owner occupied 1/2 duplex has been well cared for, but is in fairly original condition. Some excellent upgrades over the last 12 years: newer exterior siding, eaves, soffits, roof shingles and all newer vinyl windows (except the kitchen). Great main floor design with a large living room, desk/computer space, 2 piece bathroom, Country-style kitchen with a huge peninsula island with breakfast bar that seats 4. Open family dining concept for entertaining and large family gatherings and sliding doors to the west exposure deck and private backyard. The second floor offers 3 bedrooms and a 4 piece bathroom with access into the primary bedroom. Lower level is partially developed with a spacious rec room, utility and laundry. Plenty of storage as well. Fully fenced yard and lane access for off-street parking for 2 vehicles (room to build double garage). Wonderful location, just steps to the Cedarbrae Community Centre, elementary school, shops and restaurants, close to the off-leash park and Fish Creek/Glenmore Reservoir pathway system. Minutes to Tim's, Co-op, the new Costco and Stoney Trail. Flexible possession date. Great value!!

Built in 1978

Essential Information

MLS® #

A2140992



Price	\$425,000
Sold Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,178
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	11 Cedarwood Rise Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3H8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 15th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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