

# \$550,000 - 471 Cedarpark Drive Sw, Calgary

MLS® #A2158842

**\$550,000**

6 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Welcome to this charming bungalow in the heart of Cedarbrae, offering an impressive 2,600 sqft of developable space. This rare 4-bedroom-up and 2-bedroom-down, floor plan is perfect for growing families or those who value extra space. As you step inside, you're greeted by a large and inviting living room, complete with a cozy brick fireplace, perfect for those chilly evenings. The dining area flows seamlessly into the spacious kitchen, which boasts ample storage. The primary bedroom is a tranquil retreat with its own 2-piece ensuite, offering convenience and privacy. Three additional bedrooms and a well-appointed 4-piece bathroom complete the main level, ensuring plenty of room for family or guests. The fully developed basement is a true gem, featuring a second living area with its own brick fireplace, a bar, and 2 additional bedrooms. A 2-piece bathroom, laundry area, and abundant storage space add to the home's functionality. Step outside to the south-facing backyard, where you'll find a large covered patio—ideal for outdoor dining and relaxation. Additional features include more storage space and an oversized, heated single garage. Cedarbrae is a sought-after community with easy access to major roadways, Fish Creek Park, Glenmore Reservoir, and a variety of shopping, schools, and transit options nearby. This home is a rare find in a fantastic location—don't miss your chance to make it yours!



Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2158842    |
| Price          | \$550,000   |
| Sold Price     | \$590,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,306       |
| Acres          | 0.12        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 471 Cedarpark Drive Sw |
| Subdivision | Cedarbrae              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 2J8                |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                            |
| Parking        | Garage Door Opener, Garage Faces Rear, Heated Garage, Single Garage Detached |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum                                                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 2              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Storage                                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stucco, Wood Siding                                                  |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2024 |
| Date Sold      | August 28th, 2024 |
| Days on Market | 8                 |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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