

# \$575,000 - 2836 Cedar Ridge Drive Sw, Calgary

MLS® #A2160326

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

Here is your fabulous opportunity to own a 4 bedroom home with great curb appeal, that you can "make your own" in the family friendly beautiful community of Cedarbrae. This home has been well lived in but not abused, has had upgrades over the years, and is ready for a cosmetic makeover. The main floor offers a large living room, a formal dining room that works very well as a home office, an eat in kitchen, and a 2 piece powder room. The upper level features 4 bedrooms and a full bath. The basement has a good sized family room developed, had a great storage room with shelving, and a good sized laundry / mechanical / storage area. The 24' X 24' garage is insulated and heated, with room to park the cars as well as have a workshop area. The rear yard has a fenced area, a large patio with gazebo, and there is plenty of extra parking. Upgrades that have been done include: 2024 - new furnace , garage door opener, 5-10 years - new kitchen appliances , washer and dryer , shingles, water heater, garage heater, and garage overhead doors. Don't miss out on the great opportunity to put your creative energies to use, and end up with a fabulous home you can enjoy for many years in a great neighborhood



Built in 1973

## Essential Information

MLS® #

A2160326

Price	\$575,000
Sold Price	\$555,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,500
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	2836 Cedar Ridge Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1X6

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Workshop in Garage

### Interior

Interior Features	Central Vacuum, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 28th, 2024
Date Sold	November 7th, 2024
Days on Market	71
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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