

\$459,900 - 24 Ceduna Park Sw, Calgary

MLS® #A2168558

\$459,900

2 Bedroom, 2.00 Bathroom, 1,275 sqft

Residential on 0.07 Acres

Cedarbrae, Calgary, Alberta

Discover this comfortable and inviting two-bedroom, two-bathroom 55+ villa nestled in the community of Cedarbrae. This charming bungalow style home is ideal for those seeking a peaceful, low-maintenance lifestyle in a welcoming neighborhood. As you enter, you're greeted by a spacious foyer complete with a front closet for convenient storage. Enjoy preparing meals in a well-equipped kitchen that offers ample cupboard and counter space. A bright bayed breakfast nook is surrounded by windows, providing the perfect spot for your morning coffee. For those who enjoy entertaining, a combined dining and living room with vaulted ceilings are comfortable hosting large or small gatherings. The fireplace in the living room provides a warm ambiance and is the perfect spot to cozy up with a book or a watch a favorite movie in the cooler months. A large primary bedroom will fit your king-size furniture and includes double closets and a 4-piece ensuite. Completing the main floor is a second bedroom, laundry area and a 3-piece bathroom. The lower level is partially completed and there is plenty of space for storage or further development if additional space is required. Love to barbeque, relax in the sun, or simply enjoy the fresh air? An east-facing balcony offers endless possibilities for outdoor living. A double garage provides welcomed shelter for your vehicles in the winter. Located in a quiet, well-maintained complex, that is close to parks, shopping and public transit. Don't miss the opportunity to



own this charming villa in one of Calgary's most sought-after 55+ communities!

Built in 1994

Essential Information

MLS® #	A2168558
Price	\$459,900
Sold Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	24 Ceduna Park Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6H4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Front Drive

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	September 28th, 2024
Days on Market	2
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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