

# \$299,900 - 15 Cedar Springs Gardens Sw, Calgary

MLS® #A2170337

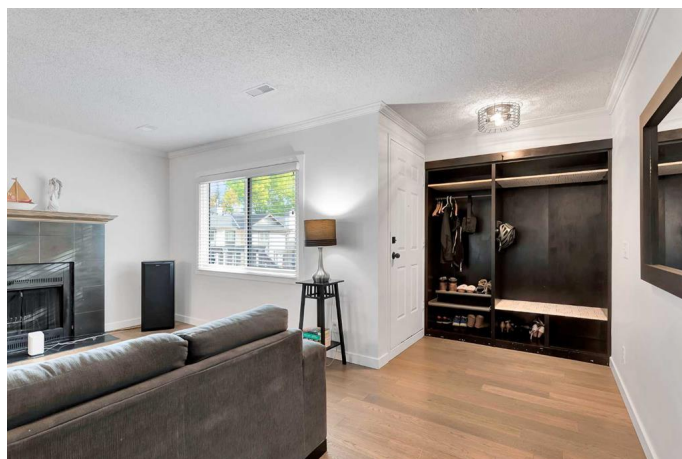
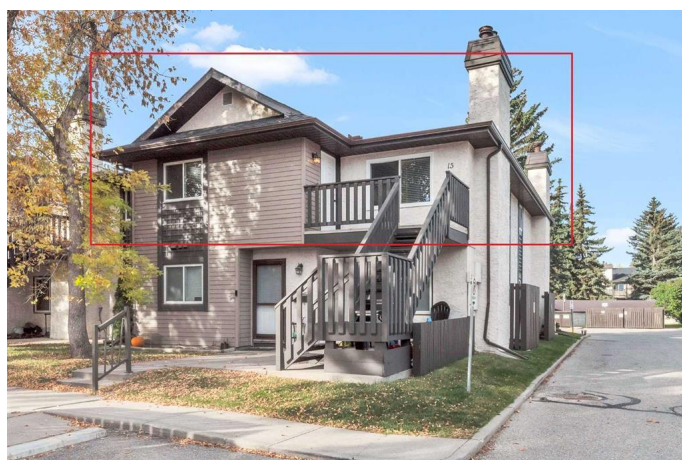
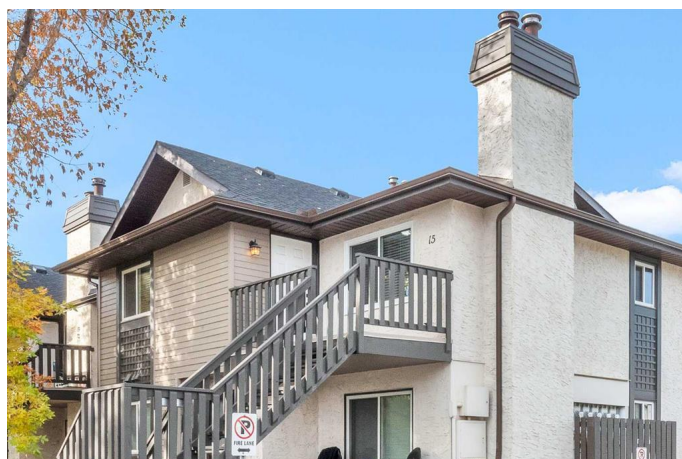
**\$299,900**

2 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Explore a rare opportunity to own this fully updated townhome (top-floor END UNIT) in the family-oriented community of Cedarbrae, featuring 985 sq ft of living space with 2 bedrooms, 1.5 bathrooms, and 1 secure heated underground parking. This home perfectly balances convenience and comfort, situated close to amenities with easy access to shopping and Stoney Trail. Close to all levels of schools [Cedarbrae School (K-6), John Ware School (7-9), and Henry Wise Wood High School (10-12)]. Upon entering, you'll be greeted by an open and inviting layout that connects the living room, kitchen and dining area, which fits a good-sized dining table ideal for meals and entertaining. There is a very good size pantry in the hallway. The cozy living area features a wood-burning fireplace, creating a warm and welcoming atmosphere. This home has two large bedrooms, providing plenty of space for your beds and furniture. The primary bedroom includes a convenient half-bath ensuite, ensuring privacy. While the spacious second bedroom is perfect as an office or guest room. The additional renovated 4pc bathroom adds convenience for family and guests. Enjoy the convenience of in-suite laundry and low condo fees (\$395.5 and water is included), managed by a stable, proactive condo board. The assigned underground parking is heated, enhancing the unit's desirability. Recent renovations: new flooring and subflooring, R22 insulation for all walls, attic insulation (2023), upgraded kitchen



appliances (2021), WETT fireplace inspection(2023), new blinds (2022) and more. Recent updates to the complex include new roof shingles and new windows. Only minutes away from extensive bike, hiking and jogging pathways at Fish Creek Park and off-leash dog park! Nature lovers will also enjoy the nearby Glenmore Reservoir with its scenic walking trails and water activities, tennis, boating and more. Minutes from the Anderson LRT station for a worry-free commute to the city centre. The Tsuu Tâ€™ina Costco and shopping centre are also close by. Ideal for first-time buyers, downsizers or investors, this condo offers attractive features in a prime location. Donâ€™t miss outâ€”book your showing today!

Built in 1983

**Essential Information**

MLS® #	A2170337
Price	\$299,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	985
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

**Community Information**

Address	15 Cedar Springs Gardens Sw
Subdivision	Cedarbrae
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 5J9

### Amenities

Amenities	Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Off Street, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 5th, 2024
Date Sold	October 21st, 2024
Days on Market	16
Zoning	M-C1
HOA Fees	0.00

### Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.