

\$549,900 - 20 Cedardale Mews Sw, Calgary

MLS® #A2174842

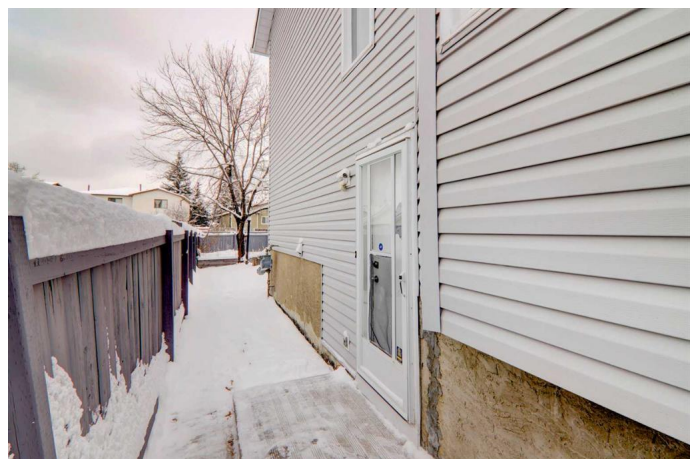
\$549,900

4 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

FIRST-TIME BUYERS, HANDYMEN, AND INVESTORS! This is a 1.5-storey home MOVE-IN READY and full of possibilities! CORNER fenced LOT "PAVED ALLEY" access with lots of room to park and store RV/toys. The house has great potential to put in a SUITE with a side entrance - a secondary suite would be subject to approval and permitting by the city/municipality. Or move in now and start making memories in a great community with established schools and amenities. The bright home has vaulted ceilings and a wood-burning fireplace with a brick face. You find 2 bedrooms and a main bathroom on the main floor, and upstairs is a loft flex space for an office/study, the large primary bedroom, his and her closets, and a 4-piece modern ensuite with quartz countertops. The practical U-shaped kitchen has quartz counters, deep sinks, a pull-down tap, a stainless steel dishwasher, a newer fridge, cabinetry, and storage near the SEPARATE SIDE ENTRANCE. The construction is almost finished for an up/down suite or additional bedroom and family room, with storage downstairs. There is a laundry room and utility area with plumbing for a bathroom. This home has some newer vinyl windows and shingles, quartz countertops, and fresh paint. Large corner yard in an excellent, quiet location on a no-exit cul-de-sac, minutes to Costco and the Tsuut'ina Trail Ring Road, schools, and amenities!! This property is a promising



investment opportunity with its potential for a suite and the R-CG zoning. You can also move in and enjoy this wonderful home in the established community of Cedarbrae with easy access to the mountains!

Built in 1985

Essential Information

MLS® #	A2174842
Price	\$549,900
Sold Price	\$539,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,239
Acres	0.08
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	20 Cedardale Mews Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5G4

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, RV Access/Parking, Off Street, Outside, Rear Drive

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Partial, Partially Finished

Exterior

Exterior Features	Other, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	December 4th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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