

# \$425,000 - 2915 Cedarbrae Drive Sw, Calgary

MLS® #A2177892

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Welcome to this lovely 3 bedroom 2 bathroom home on a quiet street close to parks, schools and shopping. Renovate or just move in! No condo fees and fantastic neighbours! As you enter the home you are greeted by a spacious kitchen with white cabinets and granite countertops. Plenty of room for a breakfast table too. The kitchen opens up to the dining room and living room which makes it so convenient for family and friends to enjoy time together. The living room has sliding glass doors to the private back yard and big deck where you can relax and enjoy a BBQ on those warm summer nights. There is a lovely 2 piece bath on this level also. Upstairs you will find 2 large bedrooms, a primary bedroom and a 4 piece bathroom. The lower level is finished with a laundry area and two huge rooms that can be used as a den, playroom, craft room, office or whatever you choose. Both rooms have non egress windows in them.

Don't worry about street parking as there is plenty of room off the back alley to park your car. A garage can be built there also. Upgrades of note: newer fence down both sides of backyard., roof shingles replaced in past 4 years with lifetime warranty, new furnace motor. Quick possession date is possible. Great family friendly community with quick access to Fish Creek/Glenmore reservoir pathway system, the new Costco and Stoney Trail. Book your showing soon!

Built in 1978



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2177892               |
| Price          | \$425,000              |
| Sold Price     | \$430,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,189                  |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Sold                   |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2915 Cedarbrae Drive Sw |
| Subdivision | Cedarbrae               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 3G5                 |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | No Smoking Home, Ceiling Fan(s), No Animal Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Refrigerator, Oven, Washer, Window Coverings |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 9th, 2024  |
| Date Sold      | November 10th, 2024 |
| Days on Market | 1                   |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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