



## 21 Cedarwood Hill Calgary Alberta

\$459,900

Fantastic location in this popular, family friendly community of Cedarbrae. Take the kids to the play park just down the street! Walk to local schools, community centre, convenience shopping & major transit stops. Bike to the Glenmore Reservoir and enjoy miles of paved trails through nature, huge water park, tennis, boating and more. Minutes away from the Anderson LRT station for a worry-free commute to city centre. The property was fully renovated in 2012 with new laminate flooring, kitchen cabinets and appliances, new bathroom vanities and fixtures, new lighting, doors, trim & baseboards. Replaced the furnace & hot water tank too! The fence was just replaced. Property has been an excellent rental property, never vacant for the past 12 years! Needs some minor maintenance, paint, cleaning & landscaping trimmed up to make it shine again! 3 bedrooms up featuring the spacious Primary bedroom with room to fit a King-sized bed! The basement adds a recreation room for family time and tons of storage in the furnace and laundry room. There is a sunny South exposed backyard offering loads of room for pets and family to recreate and relax alike! Off street parking pad with room to add a garage in the future. (id:6769)

Recreational, Games room 16.42 Ft x 15.58 Ft

2pc Bathroom 5.08 Ft x 4.42 Ft

Dining room 8.92 Ft x 6.67 Ft

Kitchen 11.83 Ft x 10.00 Ft

Living room 11.83 Ft x 14.33 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 8.42 Ft x 12.75 Ft

Bedroom 8.42 Ft x 9.25 Ft

Primary Bedroom 14.92 Ft x 10.17 Ft

Listing Presented By:



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