



11 Cedarwood Rise Calgary Alberta

\$549,700

Incredible Value in a Fully Renovated Home - Welcome to 11 Cedarwood Rise SW This beautifully updated duplex stands out with over a decade of thoughtful improvements, including newer exterior siding, eaves, soffits, roof shingles, and energy-efficient vinyl windows. At this price point, you won't find a comparable home in this condition unless you look in the NE quadrant or deep south--and this one comes with no condo fees! Even better? There's potential to add a secondary suite in the basement, creating additional living space or rental income. The main floor features a functional, modern layout designed for today's lifestyle. The spacious living room welcomes you with an inviting vibe, while the brand-new 2-piece bathroom adds extra convenience. The heart of the home, the updated kitchen, includes a large island with a breakfast bar, perfect for quick meals or casual entertaining. Flowing from the kitchen, the family dining area opens to a west-facing deck and private backyard--a wonderful spot for summer gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with direct access to an updated 4-piece bathroom. The fully developed basement offers even more space with a large rec room, utility area, laundry, and ample storage--perfect for a growing family or additional hobbies. Outside, the fully fenced yard features lane access and off-street parking for two vehicles, with plenty of space to build a double detached garage. Located in the heart of Cedarbrae, this home offers unbeatable convenience: Steps from the Cedarbrae Community Centre, elementary schools, shops, and restaurants. Minutes from Glenmore Reservoir pathways, Fish Creek Park, and off-leash dog parks. Close to Tim Hortons, Co-op, the new Costco, and quick access to Stoney Trail. With flexible possession options, you can move in and start enjoying your turn-key home right away...

Primary Bedroom 11.81 Ft x 8.86 Ft

Bedroom 10.50 Ft x 7.87 Ft

Bedroom 12.80 Ft x 7.22 Ft

4pc Bathroom 73.00 Ft x 73.92 Ft

Living room 14.44 Ft x 14.76 Ft

Kitchen 12.80 Ft x 7.87 Ft

Dining room 14.11 Ft x 9.84 Ft

2pc Bathroom 4.58 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

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