

197 Cedardale Road Calgary Alberta

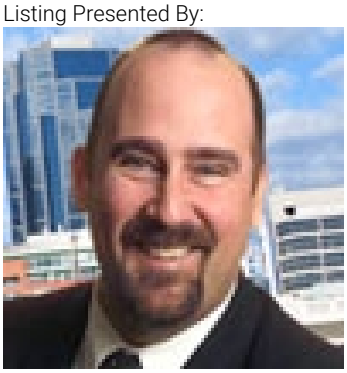
$433,333

Welcome to this really nicely updated, 2-level 1/2 duplex, 3 bdrms, 2 , 2-piece ensuites, fully finished basement and upgrades. Freshly painted throughout, and ready to move in. You will love owning a home in this area with a front courtyard for more privacy and a front window awning for those extra hot days. You will notice how bright the home is when you walk in. Newer luxury vinyl plank flooring and fresh paint on the walls, ceiling, and baseboards. New windows in 2009; new furnace and hot water tank in 2016; electrical box inspected; copper and PEX piping; Hail-rated new roof in 2022. New gutters in 2009. Extra rv parking in the back. It's fresh, bright, and ready to move into. This would be an excellent investment or first-time home for new buyers. Don't miss your chance to own a half duplex in this lovely area of Cedarbrae.. Cedarbrae is a quiet, established community with convenient access to parks, playing fields, shops, the community centre, an off-leash dog park, Southland Leisure Centre, and the natural beauty of Fish Creek Park, plus pathways, outdoor space, and nearby amenities. With no condo fees, and plenty of potential, this is an affordable opportunity to put down roots or add a versatile property to your investment portfolio. (id:6769)

4pc Bathroom 7.42 Ft x 5.00 Ft
Bedroom 10.58 Ft x 8.25 Ft
Bedroom 9.58 Ft x 8.33 Ft
Primary Bedroom 14.58 Ft x 10.83 Ft
2pc Bathroom Measurements not available
Laundry room .00 Ft
Other 5.42 Ft x 5.33 Ft
Furnace 10.25 Ft x 5.50 Ft

Family room 18.83 Ft x 10.58 Ft
Other 5.33 Ft x 3.92 Ft
Living room 12.83 Ft x 11.67 Ft
Dining room 8.33 Ft x 7.00 Ft
Kitchen 11.67 Ft x 10.67 Ft
2pc Bathroom 5.00 Ft x 4.50 Ft
Other 5.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
One Percent Realty

RE/MAX Realty Professionals

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