

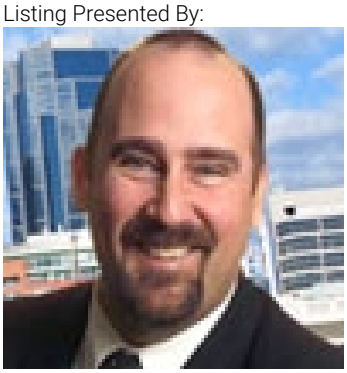
84 Cedarwood Hill Calgary Alberta

$417,500

MOTIVATED SELLER | VACANT | EASY TO SHOW | IMMEDIATE POSSESSION | 4 BEDROOMS | approx. 1,700 SQ. FT. DEVELOPED SPACE | NO CONDO FEES | FINISHED BASEMENT | FENCED BACKYARD | COVERED CARPORTLooking for an established neighbourhood with parks, schools, recreation and everyday conveniences close to home? Welcome to Cedarbrae, an established southwest Calgary community where quiet residential streets, mature surroundings and easy access to outdoor spaces make it a great place to put down roots.This four-bedroom, two-storey semi-detached townhome offers approximately 1,700 sq. ft. of developed living space, a private fenced backyard and NO CONDO FEES. As the lowest-priced semi-detached home in Cedarbrae, it presents an appealing opportunity for first-time buyers, growing households or anyone looking for more space without the added expense of condo fees.One of Cedarbrae's biggest attractions is its convenient, family-friendly setting. Cedarbrae School, St. Cyril School and Cedarbrae Community Centre are just steps away, with playgrounds, playing fields, skating rink, and baseball diamond. Southland Leisure Centre offers even more opportunities to stay active, while Fish Creek Provincial Park and South Glenmore Reservoir provide wonderful destinations for walking, cycling, exploring and weekend outings.Everyday essentials are equally convenient, with Costco, Co-op, Shoppers Drug Mart, shopping and services nearby. Transit connections to Southland CTrain Station and easy access to Stoney Trail make commuting and travelling around Calgary straightforward.Back at home, the main floor offers two distinct living areas, providing flexibility for relaxing, entertaining or family activities. The front living room overlooks the landscaped front yard, while the rear dining/living area features a wood-burning fireplace and patio doors opening onto a generous 16' x 12' deck and fence...

Primary Bedroom 12.67 Ft x 10.17 Ft
Other 4.92 Ft x 4.42 Ft
Bedroom 9.33 Ft x 8.67 Ft
Bedroom 10.42 Ft x 8.42 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Other 16.58 Ft x 8.75 Ft
Laundry room 9.58 Ft x 7.50 Ft
Living room 12.92 Ft x 10.25 Ft
Kitchen 9.25 Ft x 7.83 Ft
Living room/Dining room 17.50 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:
2% Realty

https://www.adriennemcgarvey.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 12.00 Ft x 9.50 Ft

2pc Bathroom 5.42 Ft x 2.92 Ft