

# \$399,000 - 245 Cedarwood Park Sw, Calgary

MLS® #A2245731

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,339 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

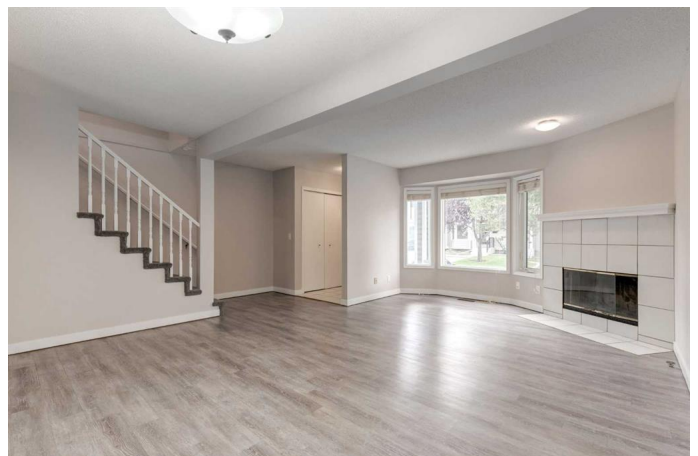
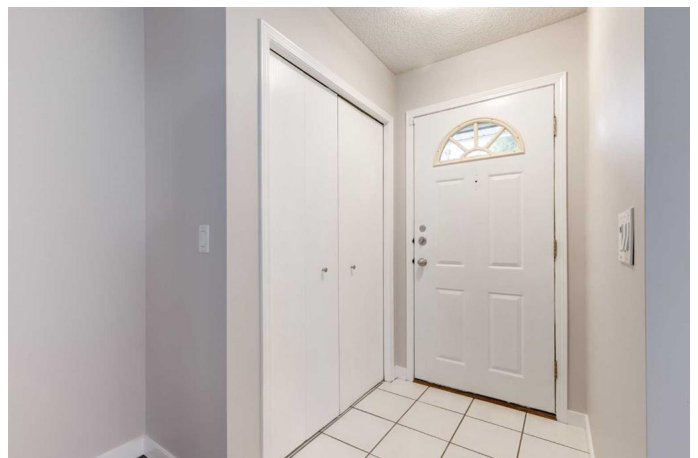
Charming and lovingly cared for, this family friendly townhouse is situated in a well-managed complex in the sought-after community of Cedarbrae. Updated with modern flooring and neutral tones, you are welcomed into a spacious living room with a cozy wood-burning fireplace leading to the well equipped eat-in kitchen ample cabinetry, mosaic tile backsplash, stainless steel appliances and access to the SOUTH facing deck surrounded by mature trees for privacy. A powder room and conveniently located laundry completes the main level. Upstairs, you'll find a generously sized primary bedroom featuring his-and-hers closets and an abundance of natural light. The 2nd bedroom, den/bonus room and a 4-piece bathroom are also on this level. The basement offers future development for more living space with room for a family room or 3rd bedroom as well as a bathroom. The assigned parking stall is ideally located right in front of the unit entrance. Additional parking stalls can be rented on a monthly basis. Don't overlook the visitor parking and quick access to the ring road, as well as close proximity to parks, schools, shopping, public transit and Southland Leisure Centre. Fantastic opportunity...don't miss out!

Built in 1989

## Essential Information

MLS® #

A2245731



|                |               |
|----------------|---------------|
| Price          | \$399,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,339         |
| Acres          | 0.00          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 245 Cedarwood Park Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 5X6               |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Storage                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |
| Has Basement      | Yes                                                                                              |
| Basement          | Full                                                                                             |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance                                       |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 107              |
| Zoning         | M-CG d44         |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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