

# \$388,500 - 226 Anderson Grove Sw, Calgary

MLS® #A2222463

## \$388,500

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.06 Acres

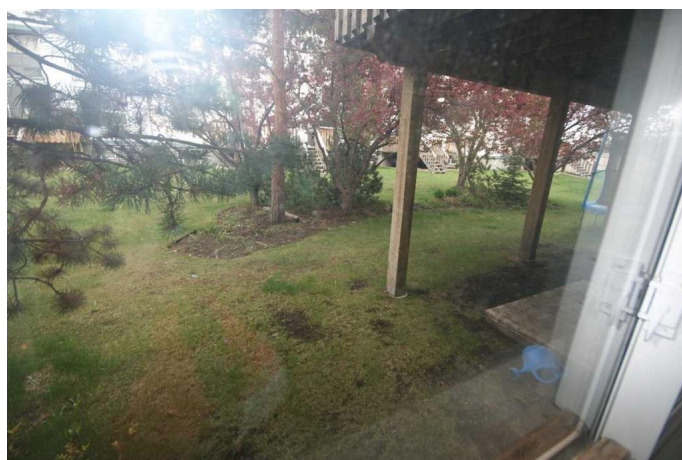
Cedarbrae, Calgary, Alberta

The most size for the best Value, \$388,500....4 levels Above Ground, including BASEMENT WALKOUT!!!.... Anderson Grove Townhomes....From the TOP with a MOUNTIAN VIEW TO THE SW, 3 bedroom on the top floor, PRIMARY/MASTER BEDROOM & FULL ENSUITE BATH, to a second full bath for the other 2nd & 3rd bedrooms..... then the MAIN LEVEL with the KITCHEN, 2 PCE wash room. front Garage & Parking infront of garage, Visitor parking on the south side of buildings. WALK OUT BASEMENT is ABOVE GROUND LEVEL, under the main raised deck. Basement could malk a 4th Bedroom, Office, or separate TV room or.....

Built in 1995

## Essential Information

MLS® #	A2222463
Price	\$388,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.06
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 2 Storey Split



Status Active

### Community Information

Address 226 Anderson Grove Sw  
Subdivision Cedarbrae  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 6H7

### Amenities

Amenities Park, Parking, Trash, Visitor Parking, Laundry  
Parking Spaces 2  
Parking Parking Pad, Single Garage Attached  
# of Garages 1

### Interior

Interior Features No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Built-in Features, High Ceilings, Laminate Counters, Vaulted Ceiling(s)  
Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Stove(s)  
Heating Forced Air, Natural Gas  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Insert, Mantle, Sealed Combustion  
# of Stories 3  
Has Basement Yes  
Basement Exterior Entry, Walk-Out, Partially Finished, See Remarks

### Exterior

Exterior Features Private Entrance  
Lot Description Cul-De-Sac, Landscaped, Lawn, Views, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Treed  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 20th, 2025

Days on Market	111
Zoning	RM-1

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.