

# \$415,000 - 245 Cedarwood Park Sw, Calgary

MLS® #A2245731

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,339 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

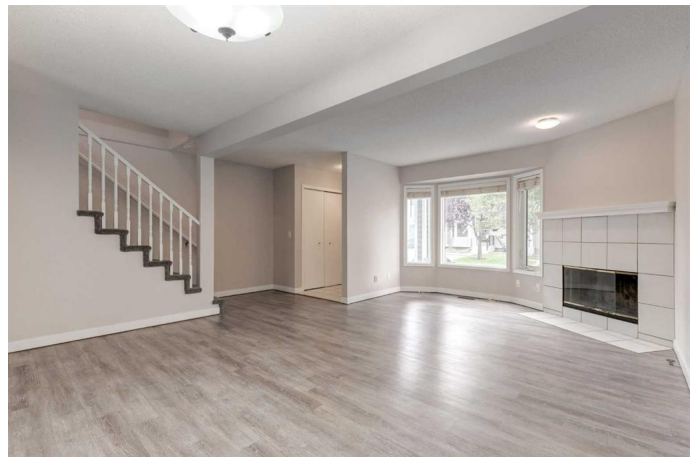
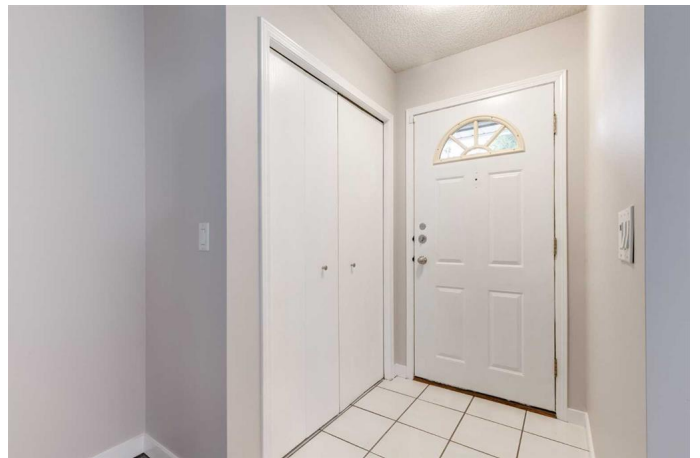
Charming and lovingly cared for, this family friendly townhouse is situated in a well-managed complex in the sought-after community of Cedarbrae. Updated with modern flooring and neutral tones, you are welcomed into a spacious living room with a cozy wood-burning fireplace leading to the well equipped 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	\$415,000
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 6H7

### 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, Unfinished

### 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	2
Zoning	M-CG d44

**Listing Details**

Listing Office	RE/MAX First
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