



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**19 Cedardale Hill SW**  
**Calgary, Alberta**

**MLS # A2215723**



**\$779,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows		

**Inclusions:** None

Welcome to 19 Cedardale Hill SW, a charming and thoughtfully maintained home with modern updates and just over 2800sqft of developed living space nestled in the heart of Cedarbrae. This inviting property blends comfort, function, and location, offering an ideal space for families, first-time buyer's ,investors or anyone looking to enjoy the balance of city living with a touch of suburban calm. Step inside and you'll find a bright and welcoming interior with a practical open layout. Whether you're enjoying a quite night in or hosting guests, the space offers both versatility and warmth. The backyard is very peaceful and private with east to west sunshine. What really sets this home apart is the location. Cedarbrea is known for its strong sense of community, mature trees and green spaces. Minutes from Fish Creek Park, local schools, shopping transit access, And best of all quick routes to both the mountains and downtown. Whether you're looking to settle in or invest this home is the kind of place that just feels right the moment you arrive.