



GRASSROOTS
REALTY GROUP

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

**37 Cedar Springs Gardens SW
Calgary, Alberta**

MLS # A2229245



\$315,000

Division:	Cedarbrae		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d55
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

CORNER UNIT | 3 BEDROOMS | UNDERGROUND PARKING | Welcome to 37 Cedar Springs Gardens SW—a spacious 3-bedroom condo in the family-friendly community of Cedarbrae. With 1,064 sq. ft. of living space, this bright corner unit offers comfort, convenience, and value. Step into a thoughtfully designed layout with **HARDWOOD** flooring, **FRESH INTERIOR PAINT**, and **LARGE WINDOW** that bring in an abundance of natural light. The living room is the perfect spot to unwind, complete with a **WOOD-BURNING FIREPLACE**. The kitchen offers ample counter space and cabinetry, making it highly functional for everyday cooking and meal prep. The dining area easily accommodates a full-size table—perfect for family dinners or entertaining guests. Relax in the primary bedroom with walk-through closet and 2-PC ENSUITE. 2 additional bedrooms ideal for family, guests or home office. 4-piece bathroom, **IN-SUITE LAUNDRY**, and a dedicated **STORAGE** area. You’ll enjoy the **ASSIGNED HEATED UNDERGROUND PARKING**. This complex is perfectly located—close to schools, shopping, Southland Leisure Centre, and Fish Creek Park, with easy access to Stoney Trail, Anderson Road, and the new Costco. This condo is ideal for first-time buyers, young professionals, or downsizers looking for a spacious, low-maintenance home in a well-connected southwest Calgary neighbourhood. Don’t miss out!