

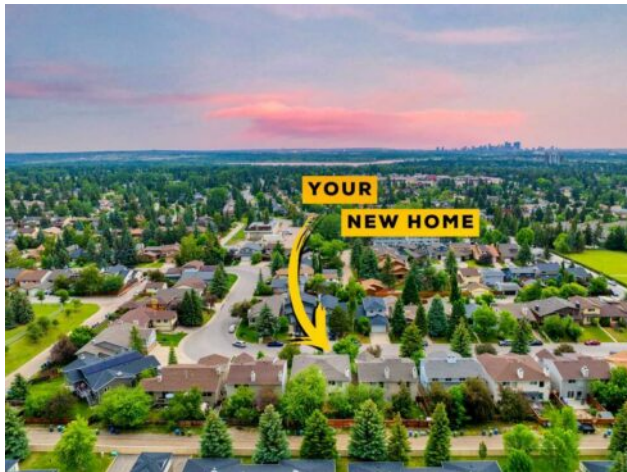


**GRASSROOTS**  
REALTY GROUP

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**195 Cedarbrook Way SW**  
**Calgary, Alberta**

**MLS # A2234793**



**\$500,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this bright and inviting home with no condo fees, situated on a quiet and charming street just minutes from Fish Creek Park, Southland Leisure Centre, transit, shopping, and future quick access to Stoney Trail. This property blends timeless character with thoughtful updates and a functional layout that stands out from the rest. Step inside to a unique split-level design that offers incredible natural light, vaulted ceilings, and a spacious sunken living room centered around a cozy fireplace—perfect for relaxing or entertaining. The white kitchen opens to a defined dining area, offering a clean and classic look with a great connection to the rest of the home. Upstairs, you'll find two generous primary suites—each with its own walk-in closet and private ensuite—plus a versatile open loft that overlooks the living room below. The lower level features updated mechanicals including an updated furnace and hot water tank, and all Poly-B plumbing has been professionally removed and upgraded for your peace of mind. The south-facing backyard is private and sunny, complete with an updated fence, and backs onto an additional parking stall—yours to use and located just beyond the fence line. Parking is never an issue with a front driveway, single attached garage, and rear stall. Other major upgrades include the roof shingles, replaced in October 2018. . This is a clean, mostly original home in excellent condition, offering flexible possession and long-term value in an ideal location. A rare opportunity—don't miss your chance.