



GRASSROOTS
REALTY GROUP

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47 Ceduna Park SW
Calgary, Alberta

MLS # A2235413



\$529,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,298 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: na

Rare opportunity! Ultra bright and sunny end unit located in a manicured complex with a quiet location. Walking distance to all amenities, Rec center, restaurants and convenience stores. Beautifully kept 2 + 1 bedroom villa. Bright kitchen, separate eating area and patio door to rear deck for your BBQ's. Large living room, dining room combination with hardwood floors., Featuring a cosy gas fireplace. Master 4 piece bath with jetted tub. 2nd bathroom is 3 piece and is located close to the front bedroom/den. Downstairs you can play in the huge family room! 3rd bedroom and 3 piece bath, perfect for guests. Double attached garage. Most all poly b has been replaced. Visitor parking is close by making it handy for your visitors. Possession is negotiable. Easy to view! Call for your private showing.