



GRASSROOTS
REALTY GROUP

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244 Cedarwood Park SW
Calgary, Alberta

MLS # A2237372



\$389,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 244 Cedarwood Park – a beautifully maintained 3-bedroom, 2.5-bath end-unit townhouse located in a well-managed complex. From the moment you step inside, you'll be greeted by a spacious and inviting living room, highlighted by a cozy wood-burning fireplace—perfect for relaxing evenings or family gatherings. At the rear of the main level, the open-concept kitchen and dining area provide an ideal space for entertaining. A convenient powder room and mudroom entry complete the main floor layout. Upstairs, you'll find a generously sized primary bedroom featuring his-and-hers closets and an abundance of natural light. Two additional well-proportioned bedrooms and a 4-piece bathroom complete the upper level. The fully developed basement offers even more living space, including a large recreation area, a second full bathroom, laundry, extra storage, and carpet throughout. This end unit includes a private back deck surrounded by mature trees and landscaping, offering a peaceful outdoor retreat. Extra storage space under the deck. The assigned parking stall is conveniently located right at the front entrance. Additional parking stalls can be rented on a monthly basis. Additional perks include visitor parking and quick access to the ring road, as well as close proximity to parks, schools, shopping, public transit, and Southland Leisure Centre. Don't miss this fantastic opportunity to own a move-in-ready home in a prime location!