



**GRASSROOTS**  
REALTY GROUP

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**19 Cedargrove Place SW**  
**Calgary, Alberta**

**MLS # A2244072**



**\$499,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden		

<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>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, See Remarks, Storage		

<b>Inclusions:</b>	BBQ in back yard
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Opportunity Awaits in Cedarbrae. Located on a quiet street in the well-established community of Cedarbrae, this bungalow offers exceptional potential for investors, renovators, or first-time buyers ready to add value. Featuring a front-attached single garage, three bedrooms—including a primary suite with a 4-piece ensuite—and a sunken living room with a wood-burning fireplace, the layout is both functional and full of character. While the home is in need of updates, it presents a solid foundation and a fantastic opportunity to reimagine the space in a desirable, family-friendly neighbourhood. Whether you're looking to renovate and flip, hold as a rental, or create your dream home, this is a rare chance to invest in a truly remarkable property.