



GRASSROOTS
REALTY GROUP

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143 Cedarwood Lane SW
Calgary, Alberta

MLS # A2245791



\$420,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	None
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Don't miss out on this fantastic 2-bedroom, 2.5-bath townhome located in the highly desirable community of Cedarbrae. Built in 2004 and offering 1,182 sq.ft. of well-maintained living space, this home is just steps from shopping, schools, parks, and playgrounds—perfect for families, professionals, or investors. The main floor boasts beautiful hardwood flooring, a spacious living room, a convenient half bath, and a large kitchen equipped with stainless steel appliances, granite countertops, and a cozy breakfast nook that opens to a sunny patio—ideal for entertaining. Upstairs, you'll find a well-placed laundry room and two generously sized bedrooms. The primary suite easily fits a king or queen bed and features a walk-in closet and private 3-piece ensuite. The second bedroom is also spacious and is complemented by a full 4-piece bath. Enjoy the added bonus of a double attached tandem garage—insulated, drywalled, and with a walk-out to a second lower patio. Located near Southland Leisure Centre, Glenmore Park, Fish Creek Park, and public transit, this home combines comfort, convenience, and community. A truly great place to call home!