



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**62 Cedardale Crescent SW  
Calgary, Alberta**

**MLS # A2246553**



**\$399,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Attached-Side by Side, Townhouse		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** \*

Welcome to Cedargate Village\*\*\*More Photos Coming\*\*\*&ndash; a charming and well-maintained townhome complex in the heart of Cedarbrae! This clean and stylish half-duplex, two-storey townhome offers over 1,100 sq.ft. of comfortable living space in a pet-friendly community. Featuring 2 spacious bedrooms and 2 bathrooms, this home is perfect for first-time buyers, downsizers, or investors alike. Step inside to discover vaulted ceilings, a cozy gas fireplace, and a bright open-concept living area with patio doors that lead to your private, fully fenced and landscaped backyard &ndash; all beautifully maintained by the condo association. Enjoy the convenience of a front-attached garage with additional driveway parking, as well as ample street parking for guests. The unfinished basement offers great potential for future development or extra storage. Recent upgrades include a newer hot water tank. Located in an ideal location close to schools, shopping, transit, and the pedestrian overpass on Anderson Road, this property offers enhanced access to the city's cycling and pathway system. Snow removal and lawn care are included, providing hassle-free living year-round. Don't miss this opportunity to own a move-in-ready home in a quiet, established neighborhood. Book your showing today!