



GRASSROOTS
REALTY GROUP

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83 Cedarwood Lane SW
Calgary, Alberta

MLS # A2247816



\$450,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,498 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized, Side By Side		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Storage		

Inclusions: TV wall mounts

****OPEN HOUSE SATURDAY AUGUST 16th, 1-4PM**** In the heart of Cedarbrae, this bright and inviting end unit townhouse blends modern updates with a layout made for everyday living. Sunlight spills across hardwood floors and crown moulding, while fresh paint and thoughtful finishes give the home a polished, move in ready feel. The kitchen is a true gathering place with granite counters, new stainless steel range and over the range microwave, and easy flow to the dining area, where a balcony offers the perfect spot for morning coffee or a glass of wine. Upstairs, the spacious primary suite includes a three piece ensuite and built in closet organization, with two additional bedrooms ready for family, guests, or a home office. The rare side by side double garage means no more juggling cars, and being an end unit adds extra windows and privacy. Residents can enjoy the option to rent the complex's rec room as well as a cheap membership to the gym , with both located in the nearby apartment building. Condo fees remain far lower than most complexes of this age, and a healthy reserve fund ensures the property is very well managed. From here, you're steps to neighbourhood parks, playgrounds, and the Southland Leisure Centre, with Fish Creek Provincial Park and South Glenmore Park just minutes away. Quick access to Stoney Trail connects you effortlessly to the rest of the city, making this a home where comfort, convenience, and community come together.