



GRASSROOTS
REALTY GROUP

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71 Cedar Springs Gardens SW
Calgary, Alberta

MLS # A2255135



\$329,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,156 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE OCT 12, 1-4 PM | UPDATED UPPER LEVEL END UNIT | 3 BEDROOMS & 1.5 BATH | UNDERGROUND PARKING | PET FRIENDLY UPON BOARD APPROVAL | MOVE-IN READY | WALK TO SCHOOLS, PARKS & GLENMORE RESERVOIR. This updated home offers the space and layout families need with the convenience of a well-connected location close to schools, parks and shopping. Wide plank flooring and a neutral colour palette create a warm, inviting interior. An open floor plan allows for effortless daily living and entertaining, with clear sightlines between the dining room, living room and kitchen. The living room features a cozy fireplace for relaxing evenings, while the dining room comfortably connects everyone together. The kitchen is updated with white cabinets, stainless steel appliances and plenty of workspace to prepare meals. All 3 bedrooms include their own walk-in closets, giving children and adults alike organized storage space. The primary bedroom has a private 2 pc ensuite, so there is no need to share during busy mornings. A 4 pc bathroom and convenient in-suite laundry adds practical function. The private patio at the entry invites outdoor enjoyment inviting casual barbeques and time spent unwinding. Families will also appreciate the heated underground parking with bike storage, plus abundant visitor parking throughout the complex for guests. This well-managed, pet-friendly complex is close to everyday essentials with quick access to shopping, transit, schools, and major routes including Stoney Trail, Anderson, and Southland. Outdoor recreation is only steps away at Braeside tennis courts, soccer fields, baseball diamonds and playgrounds. Scenic pathways lead to the Glenmore Reservoir and beyond to Weaselhead Flats for weekend adventures, biking and nature walks. Combining comfort, function and

community, this home delivers the space families need with the convenience they want!