



GRASSROOTS
REALTY GROUP

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183 Cedardale Place SW
Calgary, Alberta

MLS # A2261496



\$609,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Garage Door Opener

Nestled in the friendly and established neighbourhood of Cedarbrae, this charming 1,400+ square foot bungalow offers exceptional value and endless potential. Ideally located close to schools, public transportation, shopping, major roadways, and recreation facilities, this well-maintained home is perfect for first-time buyers or growing families. The main floor features a functional layout with an open kitchen that flows into the cozy family room complete with a wood-burning fireplace, a dining area overlooking a sunken living room, a spacious primary bedroom with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bath, and convenient main floor laundry hookups. While the interior retains much of its original character, it provides a great opportunity for updates to suit your personal style. The unspoiled lower level is ready for your creative touch, offering additional living space potential. Outside, enjoy a beautifully landscaped and fenced yard, a large deck with an awning for relaxing or entertaining, and a single attached garage with opener and controls. Recent upgrades include new roof shingles completed in May. Don't miss your chance to view this wonderful property and envision the possibilities—schedule your private showing today!