



**GRASSROOTS**  
REALTY GROUP

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**246 Cedarwood Park SW**  
**Calgary, Alberta**

**MLS # A2268861**



**\$479,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Cedarbrae             |               |                   |
| <b>Type:</b>     | Residential/Four Plex |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,328 sq.ft.          | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Landscaped            |               |                   |

|                    |                 |                   |          |
|--------------------|-----------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | \$ 370   |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -        |
| <b>Features:</b>   | See Remarks     |                   |          |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Stylish renovation in Cedarbrae! Every inch of this end unit townhouse has been reimagined with modern flair and natural light. The bright living room features a cozy wood-burning fireplace and flows into a dining area with chic lighting. The new kitchen shines with quartz countertops, sleek cabinetry, and a sunny bay window breakfast nook. Upstairs, the primary bedroom offers a feature wall and fabulous custom walk-in closet, plus two additional bedrooms and a refreshed main bath. The fully finished basement adds a spacious recreation room, flex room, and full bath. Outside, enjoy a private, tree-lined deck, perfect for relaxing or entertaining. With new flooring, doors, trim, kitchen, and baths throughout - this home is fresh, stylish, and completely move-in ready. Cedarbrae offers parks, playgrounds, and pathways to Fish Creek Park, plus nearby shops and cafes. A truly turnkey home in one of SW Calgary's most welcoming communities!