



GRASSROOTS
REALTY GROUP

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16 Cedarwood Rise SW
Calgary, Alberta

MLS # A2273267



\$479,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,243 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to 16 Cedarwood Rise SE in the wonderful community of Cedarbrae. Tastefully updated over the years, this home is truly move-in ready. As you enter, you're greeted by a bright, spacious living room that flows effortlessly into the kitchen, complete with a built-in dining banquette for entertaining. Just off the kitchen, sliding doors open to a large pie-shaped backyard that's fully paved with stamped concrete, the perfect setup for a future garage build. Head upstairs to find 3 bedrooms, including a generous primary, along with a well-appointed 4-piece bathroom. The basement is unfinished but already features two large egress windows, giving you a head start on future development. Recent upgrades include: carpet, LVP, and paint (2025), tankless hot water heater (2024), vinyl siding, roof, windows, A/C, and furnace (2020). All you have to do is move in and enjoy. Book your private tour today!