



**42 Cedarwood Hill SW
Calgary, Alberta**

MLS # A2276425



\$499,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,080 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Cedarbrae - 42 Cedarwood Hill SW: Welcome to this well-maintained 1,080 sqft two-storey duplex, ideally located just two homes from a playground in the desirable community of Cedarbrae. With a total of over 1,430 sqft of developed living space, this home features 3 bedrooms, 1.5 bathrooms, a fully finished basement, and a detached double garage. The main floor includes a bright west-facing living room, dining room, bright, updated kitchen with stainless steel appliances, and a convenient 2-piece bathroom. Upstairs, you will find the primary bedroom with double closets, two additional bedrooms, and a 4-piece main bathroom. The fully developed basement includes a spacious recreation room, ample storage, and a laundry area shared with the mechanical room. Enjoy low-maintenance outdoor living with a backyard featuring a deck, turf, and concrete patio, with access to the 'x 22' detached garage. The front yard features a large, west-facing patio with a gazebo, ideal for year-round enjoyment. Recent updates include new shingles on both the home and garage in 2019, and a new furnace installed in March 2025. Cedarbrae is a quiet, family-friendly community with easy access to playgrounds, schools, Fish Creek Park, and major roadways, including Anderson Road, Stoney Trail, and Macleod Trail. This turnkey home is ready for you to move in and enjoy! Contact us today for more information.