



GRASSROOTS
REALTY GROUP

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203 Anderson Grove SW
Calgary, Alberta

MLS # A2277683



\$385,000

Division:	Cedarbrae		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,497 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Parking Lot, 5		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this well-maintained, ORIGINAL-OWNER END-UNIT townhome in the family-friendly neighbourhood of Cedarbrae! With 1497 square feet above grade and room to development the bright WALK-OUT BASEMENT, this home truly offers everything at an affordable price point! The main floor features a SPACIOUS ENTRY WAY, leading to the next level where the living room is a standout with an OPEN-TO-ABOVE CEILING, large windows, a WEST-FACING BALCONY and abundant natural light and cozy GAS FIREPLACE. The following level hosts the large, bright kitchen and spacious dining area which overlooks below. The top level features 3 bedrooms, including the LARGE PRIMARY BEDROOM with ENSUITE, and an additional full bathroom. The walk-out basement is unfinished and awaiting future development. Additional highlights include a SINGLE ATTACHED GARAGE, DRIVEWAY, and FURNACE REPLACED in 2020. Located in a quiet complex with plenty of VISITOR PARKING, close to Costco, groceries, Fish Creek Park, Oakmoor Park, and schools from elementary to high school just a 5-minute drive. A well-maintained home in a great location, ready for its next chapter!