



**203 Anderson Grove SW  
Calgary, Alberta**

**MLS # A2277683**



**\$385,000**

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

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