



GRASSROOTS
REALTY GROUP

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68 Cedarwood Hill SW
Calgary, Alberta

MLS # A2277997



\$440,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	913 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Shed, swing, lazyboy sofa bed, Telus/Vivint Security System

OPEN HOUSE SUN JAN 18TH FROM 1-3! If you've been looking for a place to call your own in a community you'll love, this charming 4-level split is the one! Offering over 1,600 sq. ft. of total developed living space, this 3-bedroom home provides plenty of room for a growing family or those just starting their homeownership journey. The main floor features an inviting layout with durable flooring that stands up to daily life. The bright kitchen offers plenty of cupboard space, quartz countertops, and a dining area that flows right into the large living room—ideal for movie nights or hosting friends and family. Room for Everyone on 4 Levels: Upper Level: Includes two good-sized bedrooms and a full 4-piece bathroom. 3rd Level: A great secondary space! This level features a cozy family room, a 3-piece bath, and a third bedroom that is perfect for a teen, a guest, or a home office. 4th Level: The basement is fully finished and incredibly functional, offering a huge storage room, laundry area, and an extra "flex" space that could easily become a playroom or gym. With vinyl windows, updated window coverings, and modern light fixtures already in place, this home is truly "move-in ready." You can simply unpack and start enjoying your new space from day one. Located in a fantastic, family-friendly community, you are just a short walk or drive from schools, parks, transit, and shopping. Don't miss out on this great opportunity to get into the market!