



**11027 24 Street SW**  
**Calgary, Alberta**

**MLS # A2288509**



**\$298,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		

**Inclusions:** All Furniture can be included

We invite you to discover Cedar Spring Gardens, an exquisite complex situated in the highly coveted community of Cedarbrae. Nestled on the upper floor, this well-appointed townhome offers over 900 square feet of comfortable living space. Boasting 2 spacious bedrooms and 1.5 baths, this well-maintained unit features beautiful vinyl flooring throughout and seamlessly blends modern design with functionality. The contemporary kitchen is appointed with elegant wood cabinetry and pristine white appliances. Adjacent to the kitchen, a spacious dining area leads to a generously sized living room that is filled with natural light, thanks to large windows. The primary bedroom features a walk-through closet and a 2-piece ensuite, while an additional well-proportioned bedroom comes with a large closet for ample storage. A full four-piece bathroom and in-unit laundry provide added convenience, making this townhome the epitome of comfortable living. Completing this fantastic offering is an assigned underground parking stall for your ultimate convenience. The location is unbeatable, with schools, parks, playgrounds, restaurants, and shopping options just minutes away. This outstanding property presents a unique opportunity for both families and investors. We encourage you to seize this opportunity and schedule a private viewing today!