



**141 Cedar Springs Gardens SW
Calgary, Alberta**

MLS # A2289426



\$299,900

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|------------------|--|---------------|-------------------|
| Division: | Cedarbrae | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 923 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Additional Parking, Assigned, Electric Gate, Enclosed, Garage Door Opener, | | |
| Lot Size: | - | | |
| Lot Feat: | City Lot, Few Trees | | |

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|--------------------|---|-------------------|----------|
| Heating: | Fireplace(s), Forced Air, Natural Gas, Wood | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 431 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | M-C1 d55 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: Outdoor furniture, including garden storage

Welcome to 141 Cedar Springs Gardens SW, an exceptional 923 sq. ft. renovated townhouse in the heart of Cedarbrae—offering refined comfort, thoughtful updates, and outstanding value within one of southwest Calgary’s most established communities. Larger than many units in the complex and meticulously maintained, this bright and inviting home features a functional open-concept layout enhanced by durable luxury vinyl plank flooring, a fresh neutral palette, and abundant natural light from its sunny North-facing exposure—perfect for enjoying morning coffee on your porch and garden space. The white kitchen is beautifully updated with sleek cabinetry, subway tile backsplash, generous counter space, and a convenient island that seamlessly connects to the dining and living areas. A cozy fireplace anchors the living room, creating a warm and welcoming atmosphere ideal for everyday living and entertaining. The primary bedroom offers a walk-through closet leading to a private two-piece ensuite, while the second bedroom provides flexible space for family, guests, or a home office. A renovated four-piece bathroom adds modern comfort, and in-suite laundry plus additional freezer space enhance practicality. Rarely found in this complex, this unit offers the opportunity of two heated underground parking stalls—one assigned that comes with the unit, and one additional leased stall (\$40/Monthly) located side-by-side—along with bike storage and ample visitor parking. Situated within walking distance to shops, restaurants, coffee spots, schools, parks, playgrounds, and the Cedarbrae Community Centre, residents also enjoy quick access to South Glenmore Park pathways, Fish Creek Park, Brae Centre amenities, Southland LRT, Stoney Trail, and Macleod Trail. Set in a well-managed, pet-friendly complex, this

move-in-ready home offers the ideal blend of space, convenience, and long-term investment. Cedarbrae is a mature and welcoming neighbourhood known for its quiet, tree-lined streets and strong sense of community, ideal for families and long-term living