



GRASSROOTS
REALTY GROUP

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156 Cedarbrook Way SW
Calgary, Alberta

MLS # A2289817



\$699,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,895 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, On Street, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC-2

Utilities: -

Inclusions: Refrigerator

Welcome to this 5 bedroom 3 Bathroom four level split level with Approved Legal Suite with separate entry. Live in and have a tenant supplement your mortgage or investors you can keep the tenants and add a trouble free investment property to your portfolio. Numerous upgrades including; newer windows, independent higher efficiency furnaces for each suite, independent temperature controls for each unit, new hot water tank(2025), electrical panel(2015), newer renovation in main level kitchen with quartz countertops, low maintenance deck and backyard. This home also boasts walk in closets in primary bedrooms, newer renovation in legal suite including kitchen and bathroom, gas fireplace, main floor entrance for each unit, sound reduction insulation and resilient channeling between units, separate laundry for each unit and each has its own mailing address! Stucco exterior and recent upgrades allow for trouble free ownership for years to come. Garage shingle redone March 2026.