



**56 Cedarwood Hill SW  
Calgary, Alberta**

**MLS # A2291326**



**\$478,325**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

\*\*\*OPEN HOUSE this weekend! \*\*\* March 14 & 15 12-3pm\*\*\*....WOW!!! What a find! I call this home the "Oldy but goody home." It's fully move in ready with all it's 80's charm! It's super clean, has a newer roof installed in 2024 and has been lived in by one family for the past 20 years. It has so much charm and potential. The home is surrounded by wonderful big trees, playgrounds and green spaces. It is a family-oriented community bordered by Anderson Road (S), Tsuu T'squoina Trail (W), Southland Drive (N), and 24th Street (E). Known for mature trees, quiet streets, and close proximity to Fish Creek Provincial Park. Put your offer in today because houses like this one do not last long!!