



**24 Cedarwood Hill SW
Calgary, Alberta**

MLS # A2292137



\$475,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,082 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Shed, portable a/c unit.

Welcome to this lovely, updated semi-detached home located on a quiet street in a family-friendly neighbourhood. With schools, parks, shopping, and easy access to Stoney Trail just minutes away, the location offers both convenience and a peaceful setting. Inside, you'll find a bright, welcoming home that has been well cared for and thoughtfully updated. Upgraded laminate and carpet flooring run throughout, creating a fresh, modern feel. The kitchen has been beautifully upgraded with granite countertops, making it both stylish and functional for everyday living and entertaining. Important updates have already been taken care of, including all new windows, a newer hot water tank, and a roof that is only five years old. The washer and dryer are just two years old, adding even more value and convenience. The fully finished lower level features a comfortable rec room complete with a bar area — a perfect space for relaxing, watching the game, or hosting friends and family. This home shows in spotless condition and is truly move-in ready. Just unpack and enjoy.