



**85 Cedarview Mews SW
Calgary, Alberta**

MLS # A2298844

\$469,000



Division:	Cedarbrae		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 259
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d28
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

Pride of ownership is evident throughout this stunning, turnkey 2 storey townhouse in the desirable community of Cedarbrae offering stylish, functional living across all three levels. Featuring 1,259 sq ft on the main and upper levels plus a fully developed 592 sq ft basement, this home includes 2 bedrooms, 3.5 bathrooms, a single attached garage, and low condo fees of just \$259/month. Recent renovations elevate the space with an updated kitchen, luxury vinyl plank flooring, contemporary lighting, fresh paint, a stunning new gas fireplace and more. The main floor showcases a modern kitchen with upgraded cabinetry, granite countertops, new stainless steel appliance package, contemporary high end faucet and convenient bar height seating area. The spacious, bright dining area offers easy access to the deck, while the cozy living room features a large new window and gas fireplace accented with a stone and timber mantle, perfect for entertaining or quiet evenings. The upper level offers two oversized bedrooms, both filled with natural light from large windows. The primary bedroom features a four-piece ensuite, while the second bedroom includes its own three-piece ensuite. The basement is brightened by a large window, offering plenty of natural light. The main living area is versatile—ideal as a media room or additional bedroom—and is complemented by a four-piece bathroom and a spacious utility/laundry room. Recent upgrades include a water softener (2023), water purifier (2023), furnace humidifier (2023), washer (2024), and more. This townhouse is ideally located just steps from Fish Creek Park, Glenmore Reservoir, and Weaselhead Flats, offering endless biking, hiking and walking paths with easy access to shopping, dining, recreation, transit, and major roadways. Modern, move-in ready, and perfectly situated - this is living at its best.