



**472 Cedarpark Drive SW
Calgary, Alberta**

MLS # A2299627



\$524,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Storage Shed

Sun-Drenched Living in the Heart of Cedarbrae Welcome to this charming 1,143 sq. ft. bungalow, perfectly nestled on the quiet, tree-lined streets of established Cedarbrae. Built in 1974, this home beautifully balances vintage character with a modern essential: Central Air Conditioning, ensuring total comfort during Calgary's warmest months. **The Interior & Potential** The main floor features a functional, sun-lit layout including three spacious bedrooms, a full main bathroom, and a convenient 2-piece ensuite in the primary bedroom. The cozy living area is anchored by a classic wood-burning fireplace, perfect for Alberta winters. The true "X-factor" lies below: a massive undeveloped basement awaiting your creative touch. Whether you envision a home theatre, a guest wing, or a high-end secondary suite, this blank canvas is your ticket to instant equity. **Outdoor Appeal** Curb appeal shines with a sunny, south-exposed front yard. It's the ideal spot for morning coffee or a vibrant flower garden, benefiting from maximum sunlight throughout the day. **Location Highlights** Located in a quiet, family-oriented pocket, you are minutes away from the best of the Southwest: Nature & Fitness: Easy access to Fish Creek Provincial Park, Glenmore Reservoir, and Southland Leisure Centre. Community: A short walk to the Cedarbrae Community Centre and reputable schools like Cedarbrae School and St. Cyril. Connectivity: Seamless commuting via Anderson Road and the Tsuut'sina Trail (Ring Road) for quick mountain getaways or downtown trips.