



**268 Cedarwood Park SW
Calgary, Alberta**

MLS # A2300083



\$375,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Welcome to 268 Cedarwood Park SW, a well-maintained townhouse tucked into the established SW Calgary community of Cedarbrae, offering exceptional value for first-time buyers and young families looking for space, comfort, and a move-in ready home. The bright and spacious main floor is anchored by a generous living room featuring a cozy gas-burning fireplace and large bay windows that flood the space with natural light. The open layout flows seamlessly into a dedicated dining area, ideal for family dinners and entertaining. The functional eat-in kitchen offers classic oak cabinetry, tile backsplash, a bay window, and an upgraded sink, making even everyday routines feel a little more enjoyable. A 2-piece powder room and mudroom round out the main level. Upstairs, you'll find three well-sized bedrooms including a spacious primary bedroom with dual closets, plus a full 4-piece bathroom. Whether you're growing your family or need a dedicated home office, the layout gives you the flexibility to make it work. Step outside onto your generously sized deck, the perfect spot for summer BBQs and morning coffee. The partially finished basement is a blank canvas ready for your finishing touches, whether that's a rec room, home gym, additional bedroom, or hobby space. Major exterior upgrades have already been completed by the condo corporation including new siding, shingles, decks, and railings, giving you peace of mind without the surprise costs. Windows have also been recently replaced by the owners. The home comes with an assigned parking stall right in front of the unit, with an additional stall available to rent and ample visitor parking nearby. All of this in Cedarbrae, a mature, family-friendly SW Calgary neighbourhood with easy access to schools, parks, shopping, and major routes including Stoney Trail and Macleod Trail.