



GRASSROOTS
REALTY GROUP

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**65 Cedar Springs Gardens SW
Calgary, Alberta**

MLS # A2201496



\$299,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	918 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

You'll love how well everything flows so nicely in this MAIN LEVEL 2-bedroom 2-bathroom 918 Sqft bungalow style townhouse located on the QUIETER north side of the complex. Elegant, distressed walnut engineered hardwood flooring, corner gas fireplace, UPGRADED stainless steel appliances, newer hot water tank, AMPLE storage, and assigned UNDERGROUND PARKING are just some of the great features of this home. The bedrooms are generously sized, and the Primary BR features a walk-through closet leading to the 2-Pc ensuite. Located within walking distance of the Cedarbrae Community Centre and close to parks, schools, and amenities, this home offers a vibrant lifestyle at your doorstep. Easy access to Stoney Trail, highway 22X and Macleod Trail.