



**GRASSROOTS**  
REALTY GROUP

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**126 Anderson Grove SW**  
**Calgary, Alberta**

**MLS # A2202335**



**\$399,500**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Secluded, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters		

**Inclusions:** None

\*\*\*OPEN HOUSE SAT. AUG 9TH & AUG 10TH TIME : 10 AM - 12 PM \*\*\* Price reduced to \$399,500 !! Professionally painted and cleaned throughout. Impressive 12 ft. ceiling in kitchen/dining /living area. Sundeck off living area. Stainless Steel Appliances. Gas fireplace in Family room. Updated Two 4 piece bathrooms with tub & one 2 piece powder room. End unit. Great location very close to community shopping center, Co-op Shopping Center, Cedarbrae elementary school, St. Cyril elementary school, playground, Glenmore Park & Heritage Park. Easy access onto Anderson Road / Stoney Trail. Lots of natural light and sunny SW exposure. Very nice floor plan with kitchen/dining/living area on main level. Family room with fireplace on upper level. Three bedrooms on top level. View of the mountains from top 2 levels.