



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

126 Anderson Grove SW
Calgary, Alberta

MLS # A2202335



\$469,500

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

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

Inclusions: None

It shines !! 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 upper level. View of the mountains from upper levels.