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135 Cedarwood Lane SW  
Calgary, Alberta

MLS # A2228005



**\$439,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Ikea Kitchen island and bar stools

Welcome to this beautifully updated 3-bedroom, 2.5-bath townhouse in the desirable community of Cedarbrae! Offering 1,298 sq ft of well-designed living space, this home features brand new carpet(2025) and gorgeous luxury vinyl plank flooring (2024) throughout &mdash; move-in ready with modern touches. Stay comfortable year-round with central air conditioning(2024) and enjoy peace of mind with a newer furnace(2022) and hot water tank, taking care of those big-ticket items for you. The double garage provides ample parking and storage. Nestled in a fantastic location close to schools, shopping, bike trails, and with quick access to Stoney Trail and Fish Creek Provincial Park, this property combines convenience and lifestyle. Whether you're a first-time buyer, a family, or someone looking to downsize without compromise, this is an excellent opportunity to own in one of Calgary's established neighbourhoods and with low condo fees! This one checks ALL the boxes...Get ready to love this home!