

244 Cedarwood Park SW  
Calgary, Alberta

MLS # A2237372



\$389,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 244 Cedarwood Park &ndash; a beautifully maintained 3-bedroom, 2.5-bath end-unit townhouse located in a well-managed complex. From the moment you step inside, you'll be greeted by a spacious and inviting living room, highlighted by a cozy wood-burning fireplace&mdash;perfect for relaxing evenings or family gatherings. At the rear of the main level, the open-concept kitchen and dining area provide an ideal space for entertaining. A convenient powder room and mudroom entry complete the main floor layout. Upstairs, you'll find a generously sized primary bedroom featuring his-and-hers closets and an abundance of natural light. Two additional well-proportioned bedrooms and a 4-piece bathroom complete the upper level. The fully developed basement offers even more living space, including a large recreation area, a second full bathroom, laundry, extra storage, and carpet throughout. This end unit includes a private back deck surrounded by mature trees and landscaping, offering a peaceful outdoor retreat. Extra storage space under the deck. The assigned parking stall is conveniently located right at the front entrance. Additional parking stalls can be rented on a monthly basis. Additional perks include visitor parking and quick access to the ring road, as well as close proximity to parks, schools, shopping, public transit, and Southland Leisure Centre. Don&rsquo;t miss this fantastic opportunity to own a move-in-ready home in a prime location!