

62 Cedardale Crescent SW
Calgary, Alberta

MLS # A2246553



\$399,000

Division:	Cedarbrae		
Type:	Residential/Other		
Style:	Attached-Side by Side, Townhouse		
Size:	1,092 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 445
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: *

Welcome to Cedargate Village***More Photos Coming***– a charming and well-maintained townhome complex in the heart of Cedarbrae! This clean and stylish half-duplex, two-storey townhome offers over 1,100 sq.ft. of comfortable living space in a pet-friendly community. Featuring 2 spacious bedrooms and 2 bathrooms, this home is perfect for first-time buyers, downsizers, or investors alike. Step inside to discover vaulted ceilings, a cozy gas fireplace, and a bright open-concept living area with patio doors that lead to your private, fully fenced and landscaped backyard – all beautifully maintained by the condo association. Enjoy the convenience of a front-attached garage with additional driveway parking, as well as ample street parking for guests. The unfinished basement offers great potential for future development or extra storage. Recent upgrades include a newer hot water tank. Located in an ideal location close to schools, shopping, transit, and the pedestrian overpass on Anderson Road, this property offers enhanced access to the city's cycling and pathway system. Snow removal and lawn care are included, providing hassle-free living year-round. Don't miss this opportunity to own a move-in-ready home in a quiet, established neighborhood. Book your showing today!