

**81 Cedar Springs Gardens SW
Calgary, Alberta**

MLS # A2160625



\$324,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1983 (41 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Best location in the complex! Quiet main floor unit in Cedar Springs Gardens. Spacious open floor plan! Warm sunny south facing windows! Master bedroom is quite spacious with walk through closet & the 2 piece ensuite. Second bedroom is nice and large. Lovely corner wood burning fireplace complements the living room. All the appliances are included in the great kitchen. Nice dining area as well. In-suite laundry with the washer and dryer included. Really nice patio for those summer time BBQ's and enjoy the sunny south exposure. This unit comes with 1 assigned underground parking stall and a second outdoor stall is available to rent just steps from your door if required. Visitor parking is also right outside the unit , nice and handy for your guests. Fabulous proximity to schools, Southland Leisure Centre, South Centre mall, parks and bus routes. Pets are allowed. Large crawl space for extra storage, newer windows and roofing shingles.