

21 Cedarwood Hill SW
Calgary, Alberta

MLS # A2166277



\$459,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,135 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: None

Fantastic location in this popular, family friendly community of Cedarbrae. Take the kids to the play park just down the street! Walk to local schools, community centre, convenience shopping & major transit stops. Bike to the Glenmore Reservoir and enjoy miles of paved trails through nature, huge water park, tennis, boating and more. Minutes away from the Anderson LRT station for a worry-free commute to city centre. The property was fully renovated in 2012 with new laminate flooring, kitchen cabinets and appliances, new bathroom vanities and fixtures, new lighting, doors, trim & baseboards. Replaced the furnace & hot water tank too! The fence was just replaced. Property has been an excellent rental property, never vacant for the past 12 years! Needs some minor maintenance, paint, cleaning & landscaping trimmed up to make it shine again! 3 bedrooms up featuring the spacious Primary bedroom with room to fit a King-sized bed! The basement adds a recreation room for family time and tons of storage in the furnace and laundry room. There is a sunny South exposed backyard offering loads of room for pets and family to recreate and relax alike! Off street parking pad with room to add a garage in the future.