

\$469,900 - 85 Cedardale Crescent Sw, Calgary

MLS® #A2234845

\$469,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.07 Acres

Cedarbrae, Calgary, Alberta

Step into this charming half duplex. You're welcomed by a spacious front foyer with a convenient hall closet, setting the tone for a home that's been thoughtfully designed for comfort and functionality. As you move into the main living area, you'll immediately notice the bright, open layout. The large living and dining room combination is perfect for entertaining, with expansive front facing windows that flood the space with natural light. Along with a convenient powder room. The eat-in kitchen has a lovely view overlooking the west-facing backyard. Heading upstairs, you'll find three spacious bedrooms, each filled with natural light and offering plenty of room for rest and relaxation. A full 4-piece bathroom serves the upper level, conveniently located near all the bedrooms. The lower level offers a laundry area that is neatly tucked away. Step outside into the massive, manicured backyard, fully fenced for privacy and security. The large deck and patio space are ideal for summer barbecues, morning coffee, or simply enjoying the sunshine. There's more than enough room here for pets, kids, or gardening. The location is hard to beat just minutes from amenities, public transportation, schools, parks, and daycares. You'll also enjoy quick access to Anderson Road and Stoney Trail, plus you're only a short drive from the natural beauty of Fish Creek Park and the mountains beyond. This home has it all, space, functionality, and a community that truly feels like home. Book your viewing today.



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Built in 1980

Essential Information

Listing #	A2234845
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,080
Acres	0.07
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	85 Cedardale Crescent Sw
Subdivision	Cedarbrae
City	Calgary
Province	Alberta
Postal Code	T2W4B2

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	None, Street

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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