# \$625,000 - 224 Cedargrove Court Sw, Calgary

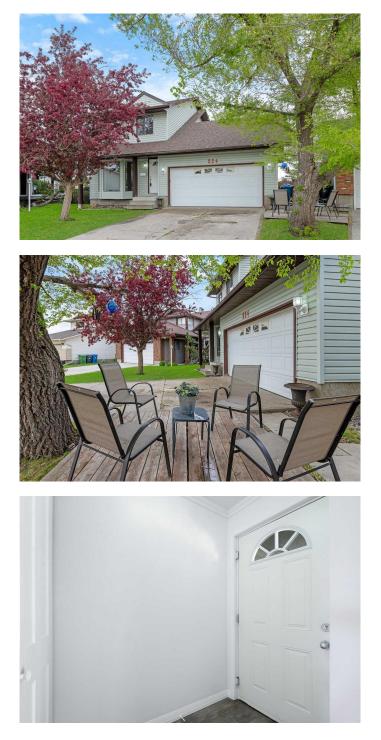
MLS® #A2223690

#### \$625,000

4 Bedroom, 4.00 Bathroom, 1,249 sqft Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Backing onto a huge greenspace, this 3 bedroom home with great renovation potential in the mature community of Cedarbrae offers over 1800 sq ft of developed living space, including a fully developed walk-out basement with illegal one bedroom suite. The main level presents large living & dining rooms plus a kitchen with plenty of cupboard & counter space with views of the park. A laundry room & 2 piece powder room complete the main level. The second level hosts 3 bedrooms & a 4 piece bath. A very spacious primary bedroom with large window facing the park has ample closet space & a private 3 piece ensuite. The fully developed walk-out basement with illegal suite features a family room with gas fireplace, kitchen, one bedroom, 4 piece bath, storage & private laundry facilities. There's also access to the back yard through a large patio door. Other notable feature include a large back deck, covered patio & a double attached front garage. The location can't be beat – close to South Glenmore Park, schools, shopping, public transit & effortless access to 24th Street, Anderson Road & Stoney Trail.



Built in 1984

#### **Essential Information**

| MLS® #   | A2223690  |
|----------|-----------|
| Price    | \$625,000 |
| Bedrooms | 4         |

| Bathrooms      | 4.00        |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,249       |
| Acres          | 0.12        |
| Year Built     | 1984        |
| Туре           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

| Address     | 224 Cedargrove Court Sw |
|-------------|-------------------------|
| Subdivision | Cedarbrae               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 4T7                 |

# Amenities

| Parking Spaces | 2                      |
|----------------|------------------------|
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

| Interior Features | Chandelier, Laminate Counters, Soaking Tub, Tray Ceiling(s)  |  |
|-------------------|--|--|
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |  |
| Heating           | Forced Air   |  |
| Cooling           | None   |  |
| Fireplace         | Yes  |  |
| # of Fireplaces   | 1  |  |
| Fireplaces        | Gas  |  |
| Has Basement      | Yes  |  |
| Basement          | Finished, Full, Suite, Walk-Out  |  |
|                   |  |  |

### Exterior

| Exterior Features | Private Entrance, Private Yard                                   |
|-------------------|--|
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, |

|              | Landscaped, Lawn, Pie Shaped Lot |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Vinyl Siding, Wood Frame         |
| Foundation   | Poured Concrete                  |

### **Additional Information**

| Date Listed    | May 22nd, 2025 |
|----------------|----------------|
| Days on Market | 22             |
| Zoning         | R-CG           |

### **Listing Details**

Listing Office RE/MAX First

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