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

MLS® #A2223690

## \$625,000

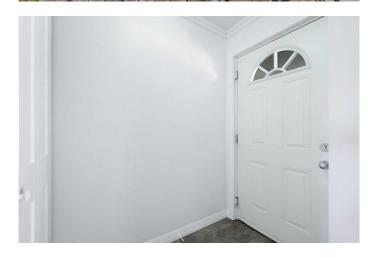
4 Bedroom, 4.00 Bathroom, 1,249 sqft Residential on 0.12 Acres

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 â€" 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

Type 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 33

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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