



THE
A-TEAM

**RE/MAX
FIRST**

81 CEDAR SPRINGS Gardens, Calgary T2W5J9

MLS® #: **A2160625**

Area: **Cedarbrae**

Listing Date: **08/29/24**

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 25-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1983**

Finished Floor Area
Abv Sqft: **918**
Low Sqft:
Ttl Sqft: **918**

DOM

157
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped**
Park Feat: **Heated Garage, Parkade, Stall, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco, Wood Frame, Wood Siding**
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	13`1" x 11`1"
Kitchen	Main	7`8" x 9`7"
Living Room	Main	13`0" x 16`11"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`10" x 10`6"
Dining Room	Main	8`7" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$391

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d55

Legal Desc: **8311921**

Remarks

Pub Rmks: **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. 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.**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









