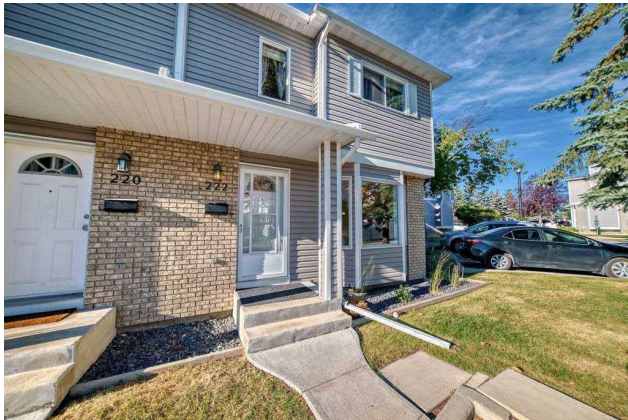


222 CEDARWOOD Park, Calgary T2W 5T6

MLS®#: **A2161450** Area: **Cedarbrae** Listing **08/29/24** List Price: **\$449,000**
 Status: **Active** County: **Calgary** Change: **-\$1,000, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **576 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **1,338**
 Low Sqft:
 Ttl Sqft: **1,338**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Central, Fireplace(s), Natural Gas** Flooring: **Carpet, Laminate, Vinyl**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
 Int Feat: **Bar, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 4`3"	Living Room	Main	12`3" x 12`9"
Dining Room	Main	7`8" x 12`7"	Kitchen	Main	12`3" x 12`8"
Entrance	Main	5`0" x 3`10"	2pc Bathroom	Main	5`0" x 4`0"
Bedroom	Upper	8`7" x 9`11"	Bedroom	Upper	12`0" x 8`6"
4pc Bathroom	Upper	10`0" x 4`11"	Bedroom - Primary	Upper	16`5" x 13`8"
Furnace/Utility Room	Basement	12`7" x 18`0"	Game Room	Basement	17`0" x 18`1"

Legal/Tax/Financial

Condo Fee:
\$370

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8911803**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Welcome to this home in the heart of Cedarbrae! This beautifully updated end unit townhouse offers total 1,687 square feet of stylish and comfortable living space, perfect for families and potential first-time homebuyers. Step inside to discover a fresh and inviting interior featuring brand-new flooring and modern paint throughout. The spacious living area boasts a cozy gas fireplace, ideal for relaxing evenings or entertaining guests. The finished basement adds valuable extra space, perfect for a home office, playroom, or additional storage. This home includes 1.5 bathrooms, thoughtfully designed for convenience and privacy. The well-maintained kitchen and living areas seamlessly blend style with functionality, making this townhouse a true gem. Enjoy the ease of nearby amenities, including excellent schools, shopping plazas, and lush parks, all just moments away. Easy access to Stoney Trail. As an end unit, this townhouse offers extra privacy and a more expansive feel compared to others in the community. There is one assigned parking that is right in front of your door step and can require additional parking in front of the house as you needed. Don't miss out on this fantastic opportunity to own a move-in-ready home in a sought-after location. This charming townhouse is ready to welcome you home.**

Inclusions:
Property Listed By: **n/a**
Easy List Realty

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





