



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 CEDAR SPRINGS Gardens, Calgary T2W 5J9**

MLS® #: **A2175931**

Area: **Cedarbrae**

Listing Date: **12/05/24**

List Price: **\$326,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **929**  
Low Sqft:  
Ttl Sqft: **929**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Assigned,Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Concrete**  
Flooring: **Carpet,Linoleum,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Humidifier,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**  
Utilities:

Room Information

| Room                     | Level       | Dimensions            | Room                        | Level       | Dimensions            |
|--------------------------|-------------|-----------------------|-----------------------------|-------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b> | <b>33`1" x 26`6"</b>  | <b>Dining Room</b>          | <b>Main</b> | <b>27`11" x 26`6"</b> |
| <b>Living Room</b>       | <b>Main</b> | <b>56`0" x 43`3"</b>  | <b>Furnace/Utility Room</b> | <b>Main</b> | <b>25`2" x 21`7"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>42`11" x 36`4"</b> | <b>Bedroom</b>              | <b>Main</b> | <b>38`10" x 34`5"</b> |
| <b>4pc Bathroom</b>      | <b>Main</b> | <b>24`10" x 16`5"</b> | <b>2pc Ensuite bath</b>     | <b>Main</b> | <b>25`2" x 10`8"</b>  |
| <b>Foyer</b>             | <b>Main</b> | <b>19`5" x 19`5"</b>  |                             |             |                       |

Condo Fee:  
**\$395**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8311921**

Remarks

Pub Rmks: **Welcome to the much desired Cedar Springs Gardens complex! This updated and very well maintained top floor unit has so much to offer! As you enter the home from your west facing patio (a beautiful place to spend warm summer evenings!) step into the large foyer with double closets to hold all of your coats and shoes. This leads you into a welcoming and open living area. The spacious living room is great for entertaining family and friends, and has a stone faced gas fireplace to keep you cozy on those chilly nights! (fireplace has been inspected every year as part of regular maintenance) The dining room area is big enough to have a large table and chairs, and spend mealtime with everyone! You'll love the newer flooring in these areas and appreciate how easy it is to keep clean! Enjoy preparing your meals in the open kitchen that has lots of counter space, tons of cupboards, and an island with loads of storage too! There is a pantry that can hold all of the cooking supplies you need, located right beside the kitchen! You can then head down the hall to find two spacious bedrooms. The primary bedroom has a walk-through closet and its own private ensuite. Across from the second bedroom you will find a full bathroom that has some nice renovations recently completed. Your laundry is conveniently located in a separate room, with extra storage space. The hot water tank was new in 2022. The fridge was new in 2023. The dishwasher, humidifier, and hood fan are all new 2024! This is an extremely well managed complex with great condo documents and reserve fund. They have recently painted the outside of the complex, so it is nice and fresh! You have an assigned parking stall in the heated underground parkade, and there are storage racks for your bikes here as well! (extra parking is available to rent if you need another stall!)The location of this complex is such a bonus! It is in the desirable community of Cedarbrae with everything you need so close by! Just down the road you have RBC, Massage Addict, Tim Hortons, Sammy's Pizza, Subway and other great restaurants and services, all within walking distance! South Glenmore Park is a short drive away with beautiful walking and biking paths throughout the park and Weaslehead, picnic areas and a splash park! There is a Safeway and Calgary Co-Op a few minutes away, as well as many other shops and businesses to serve you. The new Taza mall is just down the road with a Costco store, liquor store and gas station, as well as a great variety of places to eat and stores. You can get onto to Stoney Trail (north or south) and Anderson Road in mere minutes, such easy access to anywhere you need to go! Do not miss out on your opportunity to own your own place in this fabulous community! This is a great home for a first time homeowner or investor!**

Inclusions: **N/A**  
 Property Listed By: **MaxWell Canyon Creek**

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











