



THE
A-TEAM

**RE/MAX
FIRST**

2 CEDARVIEW Mews, Calgary T2W6H8

MLS® #: **A2181411** Area: **Cedarbrae** Listing Date: **11/28/24** List Price: **\$500,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
City/Town: **Calgary** Abv Sqft: **1,277**
Year Built: **1996** Low Sqft:
Lot Information Ttl Sqft: **1,277**
Lot Sz Ar: **4,284 sqft**
Lot Shape:
Access:
Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached, Driveway, Front Drive, Heated Garage**

DOM

23
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow, Side by Side**
Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
Heating: **High Efficiency, Natural Gas** Flooring: **Carpet, Concrete, Vinyl Plank**
Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
Fnd/Bsmt:
Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
Int Feat: **Bathroom Rough-in, Kitchen Island, Quartz Counters, Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`8" x 14`5"	Dining Room	Main	7`8" x 15`5"
Living Room	Main	10`0" x 17`6"	Bedroom - Primary	Main	14`1" x 13`10"
Bedroom	Main	9`6" x 15`6"	3pc Bathroom	Main	
3pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: **\$657** Title: **Fee Simple** Zoning: **M-CG**

Fee Freq:
Monthly

Legal Desc: **9512639**

Remarks

Pub Rmks: **Don't miss your opportunity to purchase this beautifully renovated 2-bedroom bungalow condominium, located in the desirable established community of Cedarbrae! When you enter the home, you'll notice the warm luxury vinyl plank installed throughout the entire main floor. The primary living space has been wonderfully opened up, allowing natural light to flow through the home. The large kitchen island serves as the focal point, a terrific spot to gather around with family and friends. This home was updated in 2021 with an extensive list of upgrades including new kitchen cabinets and quartz countertops, stainless steel appliances, custom window coverings, new furnace, water heater and all new water lines replacing the old poly-B plumbing. The living room is nicely laid out, making it easy to furnish around the gorgeous stone-faced gas fireplace - featuring a hand-crafted wood mantle. The spacious master bedroom boasts a large walk-in closet, linen closet and newly renovated ensuite bathroom with oversized shower and custom cabinetry. The main bathroom/laundry room was also fully updated in 2021 and finished off with new washer and dryer. With winter well on its way, your sure to appreciate the heated, double attached garage. Come have a look then start packing!**

Inclusions: **garage door opener - "as is"**
Property Listed By: **Royal LePage Mission Real Estate**

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





