



THE
A-TEAM

**RE/MAX
FIRST**

246 CEDARWOOD Park, Calgary T2W 5T6

MLS® #: **A2187058**

Area: **Cedarbrae**

Listing Date: **01/12/25**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,339**
Low Sqft:
Ttl Sqft: **1,339**

DOM

59
Layout
Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`2" x 12`0"
Living Room	Main	11`10" x 11`10"
Bedroom - Primary	Upper	15`1" x 12`10"
Bedroom	Upper	9`10" x 8`6"
Game Room	Basement	17`11" x 10`8"

Room	Level	Dimensions
Dining Room	Main	9`10" x 7`10"
2pc Bathroom	Main	6`5" x 6`1"
Bedroom	Upper	12`0" x 11`4"
4pc Bathroom	Upper	8`2" x 8`2"
2pc Bathroom	Basement	6`5" x 6`1"

Legal/Tax/Financial

Condo Fee:
\$370

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8911803**

Remarks

Pub Rmks: **Attention Investors and Renovators. Here is a fantastic opportunity to add value and make your mark on this 3 bedroom end unit townhome, located in the desirable Southwest community of Cedarbrae. With a prime location and great potential, this property offers the perfect canvas for those looking to renovate and customize a home to their liking or as a smart investment project. Located, close to schools, parks, shopping, and public transit, making it a highly sought-after location. Please note: This property requires a complete renovation and is being sold as-is, where-is. Court of King's Bench sale conditions apply. No showings are available for this property.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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

