

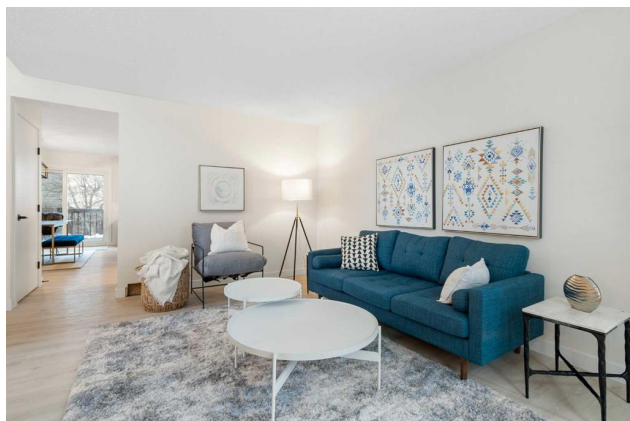


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 CEDARWOOD Rise, Calgary T2W 3H8**

MLS® #: **A2187265**      Area: **Cedarbrae**      Listing Date: **01/13/25**      List Price: **\$549,700**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **2,529 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Paved,Rectangular Lot**  
 Park Feat: **Parking Pad**

DOM

**9**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Laminate,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 14`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`1" x 9`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`10" x 8`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 7`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 7`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>73`0" x 73`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`9"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**R-C2**

**7711048**

Remarks

Pub Rmks:

**Incredible Value in a Fully Renovated Home - Welcome to 11 Cedarwood Rise SW This beautifully updated duplex stands out with over a decade of thoughtful improvements, including newer exterior siding, eaves, soffits, roof shingles, and energy-efficient vinyl windows. At this price point, you won't find a comparable home in this condition unless you look in the NE quadrant or deep south—and this one comes with no condo fees! Even better? There's a side entrance for the basement. I'm not allowed to say it but you know what I mean. The main floor features a functional, modern layout designed for today's lifestyle. The spacious living room welcomes you with an inviting vibe, while the brand-new 2-piece bathroom adds extra convenience. The heart of the home, the updated kitchen, includes a large island with a breakfast bar, perfect for quick meals or casual entertaining. Flowing from the kitchen, the family dining area opens to a west-facing deck and private backyard—a wonderful spot for summer gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with direct access to an updated 4-piece bathroom. The fully developed basement offers even more space with a large rec room, utility area, laundry, and ample storage—perfect for a growing family or additional hobbies. Outside, the fully fenced yard features lane access and off-street parking for two vehicles, with plenty of space to build a double detached garage. Located in the heart of Cedarbrae, this home offers unbeatable convenience: Steps from the Cedarbrae Community Centre, elementary schools, shops, and restaurants Minutes from Glenmore Reservoir pathways, Fish Creek Park, and off-leash dog parks Close to Tim Hortons, Co-op, the new Costco, and quick access to Stoney Trail With flexible possession options, you can move in and start enjoying your turn-key home right away! Don't miss out on this rare opportunity to own a beautifully renovated home in such a prime SW location at an unbeatable value.**

Inclusions:

Property Listed By:

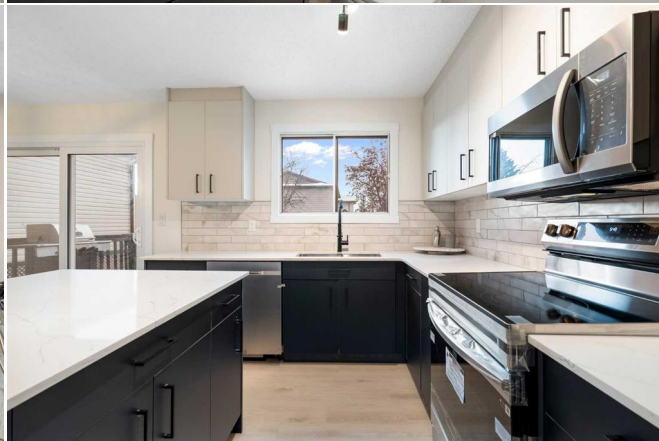
**Shed**

**Royal LePage Benchmark**

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



















**11 Cedarwood Rise SW, Calgary, AB**

Main Building: Total Exterior Area Above Grade: 1212.70 sq ft



Main Floor  
Exterior Area 417 sq ft

2nd Floor  
Exterior Area 110 sq ft

Basement (Below Grade)  
Exterior Area 685 sq ft

0 10 20 ft

PREPARED: 2024/12/07

Water regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximations and are subject to independent verification.

