



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**272 CEDARWOOD Road, Calgary T2W 3G7**

MLS® #: **A2192950**

Area: **Cedarbrae**

Listing Date: **02/26/25**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar: **5,403 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**1**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Low Maintenance Landscape**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Stucco**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **7711048**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this bright, spacious bungalow that offers a "perfectly designed" LEGAL SUITE with all the comforts!!! The home is situated on a corner lot and offers a**

perfect blend of space, privacy, and parking. Step inside the main floor to an inviting living room and raised dining area featuring beautiful hardwood floors and large windows that soak in the morning sunlight. Continue into the kitchen complete with an eating area and new tile backsplash overlooking a west backyard. Freshly painted, the home exudes a clean and welcoming atmosphere! Generously sized primary bedroom with a 4-piece ensuite plus 2 additional bedrooms and 4-piece bathroom. You'll be amazed when you enter this bright and expansive basement legal suite!!! Wonderful layout in the relaxed living and dining area, full sized functional kitchen with ample storage, granite counters, classic tile backsplash and full appliance package. Boasting 2 bedrooms and spa-like 4-piece bathroom with soaker tub and heated floors. Sunny SW exposed yard!! Large deck, mature trees plus a tucked away south patio area perfect for soaking up the the sun's rays!!! Double detached garage and plenty of street parking. Conveniently located close to elementary and junior high schools, public transit, shopping, Southland Leisure Centre, parks and other amenities.

Inclusions:  
Property Listed By:

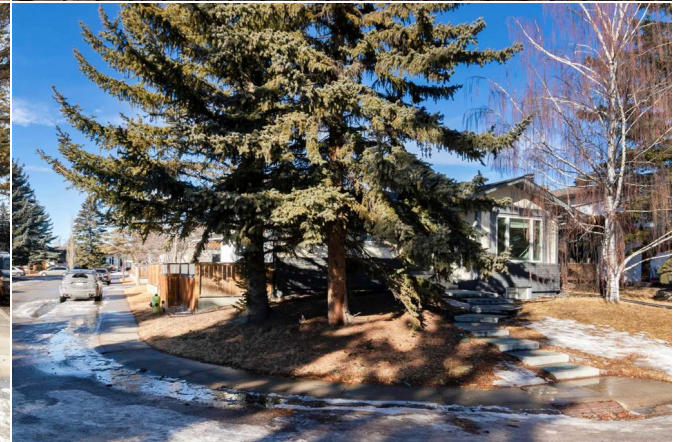
Shed, Built in shelving in garage  
Real Estate Professionals Inc.

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









**272 Cedarwood Rd SW, Calgary, AB**

Main Floor Exterior Area 1213.83 sq ft  
Interior Area 1380.53 sq ft



0 3 6 ft

PREPARED: 2025/02/25



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**272 Cedarwood Rd SW, Calgary, AB**

Basement (Below Grade) Exterior Area 1180.20 sq ft  
Interior Area 1347.54 sq ft



0 3 6 ft

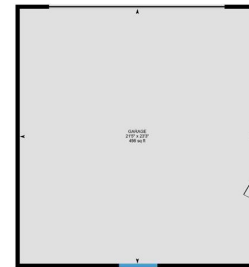
PREPARED: 2025/02/25



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**272 Cedarwood Rd SW, Calgary, AB**

Detached Garage Exterior Area 531.90 sq ft  
Interior Area 497.98 sq ft



0 2 4 ft

PREPARED: 2025/02/25



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