



THE
A-TEAM

**RE/MAX
FIRST**

81 CEDAR SPRINGS Gardens, Calgary T2W5J9

MLS® #: **A2197238** Area: **Cedarbrae** Listing Date: **02/25/25** List Price: **\$310,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **918**
 Low Sqft:
 Ttl Sqft: **918**

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Heated Garage, Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Siding**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None** Flooring: **Laminate, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	13`1" x 11`1"	Bedroom	Main	11`10" x 10`6"
Kitchen	Main	7`8" x 9`7"	Dining Room	Main	8`7" x 8`1"
Living Room	Main	13`0" x 16`11"			

Legal/Tax/Financial

Condo Fee:
\$391

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8311921**

Remarks

Pub Rmks: **Quiet main floor 2 bedroom, 2 bathroom unit in Cedar Springs Gardens. Spacious open floor plan! Warm sunny south facing windows! Master bedroom is quite spacious with walk through closet & the 2 piece ensuite. Second bedroom is nice and large. Lovely corner wood burning fireplace complements the living room. All the appliances are included in the great kitchen. Nice dining area as well. In-suite laundry with the washer and dryer included. Really nice patio for those summer time BBQ's and enjoy the sunny south exposure. This unit comes with 1 assigned underground parking stall. Visitor parking is also right outside the unit , nice and handy for your guests. Fabulous proximity to schools, Southland Leisure Centre, South Centre mall, parks and bus routes. Pets are allowed. Large crawl space for extra storage, newer windows and roofing shingles.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







