



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:
Lot Shape:

Finished Floor Area

Abv Sqft: **918**
Low Sqft:
Ttl Sqft: **918**

DOM

0
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**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco, Wood Siding**
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

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

Condo Fee:
\$391

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

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







