

# \$734,500 - 11 West Cedar Rise Sw, Calgary

MLS® #A2246122

**\$734,500**

3 Bedroom, 3.00 Bathroom, 1,981 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

WONDERFUL RENOVATED HOME. NO CONDO FEES! THE MAIN LEVEL FEATURES A 9 FT CEILING, NEW LAMINATE FLOORING, NEW LIGHT FIXTURES, NEW PAINT, NEW BASEBOARDS, NEW BLINDS. A FORMAL DINING ROOM/DEN. THE LIVING ROOM FEATURES A 2 SIDED TILE SURROUNDED GAS FIREPLACE. THE KITCHEN FEATURES AN ISLAND, PLENTY OF COUNTER SPACE, NEW STAINLESS STEEL APPLIANCES, A WALK-IN PANTRY, TILE BACKSPLASH, AND LOVELY CABINETRY. THE DINING ROOM OFFERS A VIEW ON THE MAGNIFICENT SOUTH-FACING, FULLY FENCED, BACKYARD. PRIVATE LAUNDRY ROOM. THE UPPER LEVEL FEATURES NEW CARPET, NEW LIGHT FIXTURES, NEW PAINT, NEW BASEBOARDS, A LARGE BONUS ROOM WITH A 9 FT CEILING, A TILE SURROUNDED BUILT-IN GAS FIREPLACE, 3 LARGE BEDROOMS AND A FULL BATHROOM. THE FULL BATHROOM FEATURES A SKYLIGHT. THE MASTER BEDROOM FEATURES A WALK-IN CLOSET, AND AN ENSUITE WITH A SKYLIGHT, A SEPARATE SHOWER AND A LARGE SOAKER TUB. THE PARTIALLY DEVELOPPED LOWER LEVEL IS FRAMED AND HAS ROUGH-IN PLUMBING FOR YOUR FUTURE DEVELOPMENT. CLOSE TO MANY AMENITIES, SCHOOLS, PARKS, WALKING PATHS, AND EASY DOWNTOWN ACCESS TO BOW TRAIL. CLOSE TO



STONEY TRAIL.

Built in 2002

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246122               |
| Price          | \$734,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,981                  |
| Acres          | 0.09                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 West Cedar Rise Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 5E2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                     |

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Cooling         | Central Air                                      |
| Fireplace       | Yes                                              |
| # of Fireplaces | 2                                                |
| Fireplaces      | Gas, Living Room, Tile, Double Sided, Great Room |
| Has Basement    | Yes                                              |
| Basement        | Full, Partially Finished                         |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Yard, Landscaped, Treed, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 8th, 2025          |
| Days on Market | 11                        |
| Zoning         | Residential - Low Density |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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