

# \$450,000 - 83 Cedarwood Lane Sw, Calgary

MLS® #A2247816

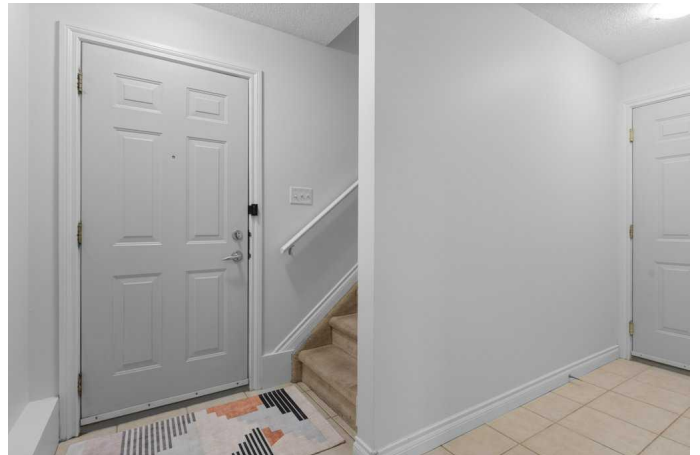
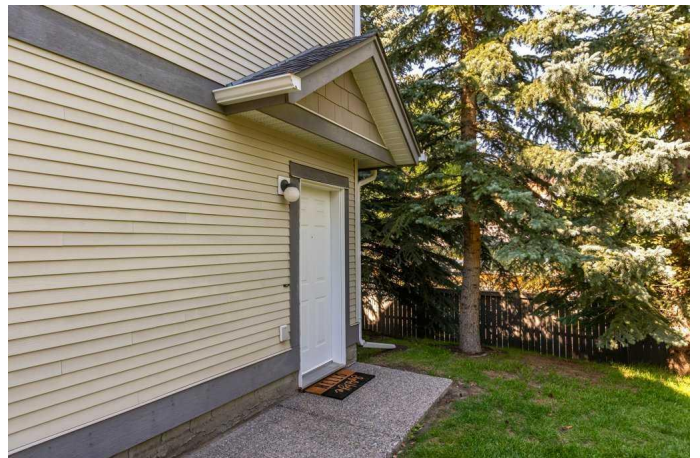
**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.05 Acres

Cedarbrae, Calgary, Alberta

In the heart of Cedarbrae, this bright and inviting end unit townhouse blends modern updates with a layout made for everyday living. Sunlight spills across hardwood floors and crown moulding, while fresh paint and thoughtful finishes give the home a polished, move in ready feel. The kitchen is a true gathering place with granite counters, new stainless steel range and over the range microwave, and easy flow to the dining area, where a balcony offers the perfect spot for morning coffee or a glass of wine. Upstairs, the spacious primary suite includes a three piece ensuite and built in closet organization, with two additional bedrooms ready for family, guests, or a home office. The rare side by side double garage means no more juggling cars, and being an end unit adds extra windows and privacy. Residents can enjoy the option to rent the complex's rec room as well as a cheap membership to the gym, with both located in the nearby apartment building. Condo fees remain far lower than most complexes of this age, and a healthy reserve fund ensures the property is very well managed. From here, you're steps to neighbourhood parks, playgrounds, and the Southland Leisure Centre, with Fish Creek Provincial Park and South Glenmore Park just minutes away. Quick access to Stoney Trail connects you effortlessly to the rest of the city, making this a home where comfort, convenience, and community come together.



Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247816      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,498         |
| Acres          | 0.05          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 83 Cedarwood Lane Sw |
| Subdivision | Cedarbrae            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 6J3              |

**Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Fitness Center, Party Room, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached, Driveway, Oversized, Side By Side        |
| # of Garages   | 2                                                                |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Granite Counters, Storage                                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Basement          | None                                                                                |

**Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony                                             |
| Lot Description   | Other                                               |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | M-C1 d57          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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