

# \$459,900 - 256 Cedarpark Drive Sw, Calgary

MLS® #A2262983

## \$459,900

5 Bedroom, 3.00 Bathroom, 1,248 sqft

Residential on 0.14 Acres

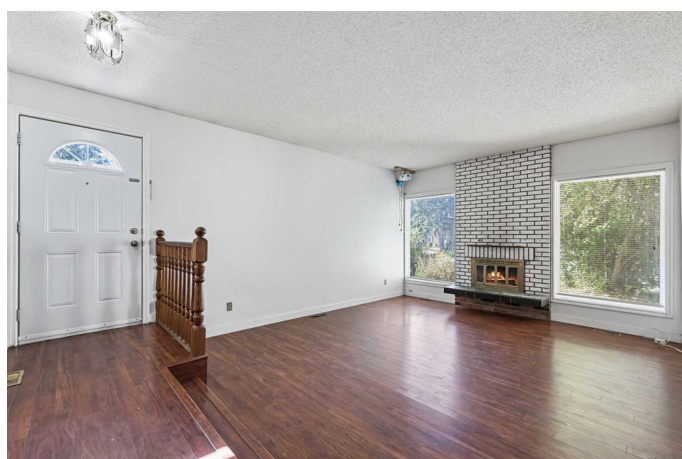
Cedarbrae, Calgary, Alberta

Welcome to this 1,247 sq. ft. bungalow featuring a double attached garage and endless potential. In original condition, this home is the perfect opportunity for renovators, investors, or anyone eager to add their own style and value. The main floor offers a bright, functional layout with three spacious bedrooms, including a 3-piece ensuite in the primary. A formal dining room provides space for family gatherings, while the sunken living room creates a warm and inviting atmosphere with its brick wood-burning fireplace—the perfect spot to relax on cool evenings. A partially developed lower level includes another 3-piece bath, spacious bedroom and room to develop a rec room, media room or hobby space. With solid bones and in the desirable community of Cedarbrae, this property is a fabulous opportunity to get in at ground-level pricing!!!

Built in 1974

## Essential Information

MLS® #	A2262983
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,248
Acres	0.14
Year Built	1974



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	256 Cedarpark Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2J4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 9th, 2025
Days on Market	1

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX House of Real Estate

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