# \$625,000 - 224 Cedargrove Court Sw, Calgary

MLS® #A2223690

## \$625,000

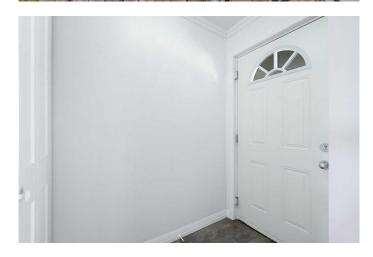
4 Bedroom, 4.00 Bathroom, 1,249 sqft Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Backing onto a huge greenspace, this 3 bedroom home with great renovation potential in the mature community of Cedarbrae offers over 1800 sq ft of developed living space, including a fully developed walk-out basement with illegal one bedroom suite. The main level presents large living & dining rooms plus a kitchen with plenty of cupboard & counter space with views of the park. A laundry room & 2 piece powder room complete the main level. The second level hosts 3 bedrooms & a 4 piece bath. A very spacious primary bedroom with large window facing the park has ample closet space & a private 3 piece ensuite. The fully developed walk-out basement with illegal suite features a family room with gas fireplace, kitchen, one bedroom, 4 piece bath, storage & private laundry facilities. There's also access to the back yard through a large patio door. Other notable feature include a large back deck, covered patio & a double attached front garage. The location can't be beat â€" close to South Glenmore Park, schools, shopping, public transit & effortless access to 24th Street, Anderson Road & Stoney Trail.







Built in 1984

#### **Essential Information**

MLS® # A2223690 Price \$625,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,249

Acres 0.12

Year Built 1984

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 224 Cedargrove Court Sw

Subdivision Cedarbrae

City Calgary

County Calgary

Province Alberta

Postal Code T2W 4T7

### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Chandelier, Laminate Counters, Soaking Tub, Tray Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

Landscaped, Lawn, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 24

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.