

# \$489,900 - 197 Cedardale Road Sw, Calgary

MLS® #A2225437

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Charming, Updated, Fully Furnished Home in Family-Friendly Cedarbrae – No Condo Fees!

Nestled in a quiet, well-established corner of Cedarbrae, this beautifully maintained and fully furnished semi-detached home offers an ideal blend of comfort, functionality, and future potential – all with no condo fees. Backing onto a peaceful back alley and surrounded by mature trees, this property provides added privacy and a strong sense of community.

Featuring three spacious bedrooms and 1.5 bathrooms, the home boasts a bright, welcoming layout with excellent flow for everyday living. Recent upgrades include new flooring throughout, a hail-resistant roof, and an updated furnace and hot water tank, ensuring modern comfort and long-term peace of mind. Over 1300 sqft of living area.

The main floor showcases a spacious living area. The fully finished basement provides additional versatile living space.

This property is ready for immediate rental income or personal use, making it an excellent opportunity for investors or homeowners looking for turnkey convenience.

Outside, the sunny south-facing backyard is fully fenced, creating an ideal space for children, pets, and outdoor entertaining. At the rear of the property, you'll find two spacious off-street parking stalls, with ample room to build a garage if desired.

Located just steps from parks, playgrounds, and schools, and within walking distance to



shopping, transit, and community amenities. Glenmore Reservoir, Fish Creek Park, and Anderson LRT are all just minutes away, providing easy access to recreation and commuting options.

Don't miss this rare opportunity to own a well-cared-for, fully furnished home with thoughtful updates, generous outdoor space, and strong income potential in one of Calgary's most desirable neighbourhoods.

Built in 1981

**Essential Information**

MLS® #	A2225437
Price	\$489,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,037
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	197 Cedardale Road Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5A8

**Amenities**

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle, See Remarks
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
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