

# \$388,500 - 226 Anderson Grove Sw, Calgary

MLS® #A2222463

## \$388,500

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

The most size for the best Value, \$388,500....4 levels Above Ground, including BASEMENT WALKOUT!!!.... Anderson Grove Townhomes....From the TOP with a MOUNTIAN VIEW TO THE SW, 3 bedroom on the top floor, PRIMARY/MASTER BEDROOM & FULL ENSUITE BATH, to a second full bath for the other 2nd & 3rd bedrooms..... then the MAIN LEVEL with the KITCHEN, 2 PCE wash room. front Garage & Parking infront of garage, Visitor parking on the south side of buildings. WALK OUT BASEMENT is ABOVE GROUND LEVEL, under the main raised deck. Basement could malk a 4th Bedroom, Office, or separate TV room or.....

Built in 1995

## Essential Information

MLS® #	A2222463
Price	\$388,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.06
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 2 Storey Split



Status Active

### Community Information

Address 226 Anderson Grove Sw  
Subdivision Cedarbrae  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 6H7

### Amenities

Amenities Park, Parking, Trash, Visitor Parking, Laundry  
Parking Spaces 2  
Parking Parking Pad, Single Garage Attached  
# of Garages 1

### Interior

Interior Features No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Built-in Features, High Ceilings, Laminate Counters, Vaulted Ceiling(s)  
Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Stove(s)  
Heating Forced Air, Natural Gas  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Insert, Mantle, Sealed Combustion  
# of Stories 3  
Has Basement Yes  
Basement Exterior Entry, Walk-Out, Partially Finished, See Remarks

### Exterior

Exterior Features Private Entrance  
Lot Description Cul-De-Sac, Landscaped, Lawn, Views, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Treed  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 20th, 2025

Days on Market	114
Zoning	RM-1

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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