

# \$769,000 - 471 Cedarpark Drive Sw, Calgary

MLS® #A2226186

**\$769,000**

5 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Discover your dream home in the heart of Cedarbrae — where modern luxury meets timeless charm! This beautifully transformed 5-bedroom bungalow is a masterpiece of style and comfort, ready to impress even the most discerning buyer. Step inside to a sun-drenched living space, where brand-new double-pane windows fill every corner with natural light. No detail has been overlooked — from updated electrical, plumbing, and insulation to a brand-new roof on both the home and the detached garage, ensuring peace of mind for years to come. At the center of it all is the sleek, contemporary kitchen — a true showstopper, perfect for whipping up family feasts or hosting unforgettable gatherings. With 3 generous bedrooms on the main floor and 2 additional bedrooms in the fully developed basement, there's room for everyone to live, work, and play. Downstairs, you'll find a versatile illegal suite complete with its own kitchen and living area — ideal for extended family, out-of-town guests, or an incredible income opportunity. Enjoy ultimate comfort with a new furnace, humidifier, and hot water tank. Outside, the home's fresh exterior makeover adds serious curb appeal, making it the envy of the block! Nestled in a vibrant, family-friendly neighborhood, this home is perfectly situated near top-notch amenities, including the Southland Leisure Center, the Public Library, and the scenic Glenmore Park — everything you need for an active and connected lifestyle. Whether



youâ€™re dreaming of cozy movie nights or summer barbecues under the stars, this property offers endless possibilities. Donâ€™t miss your chance to own this Cedarbrae gem â€” a turn-key treasure waiting for you to call it home!

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226186    |
| Price          | \$769,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,308       |
| Acres          | 0.12        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 471 Cedarpark Drive Sw |
| Subdivision | Cedarbrae              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 2J8                |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage |
|-------------------|--------------------------------------------------------------------------------------|

|                 |                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating         | Forced Air                                                                                                  |
| Cooling         | Central Air                                                                                                 |
| Fireplace       | Yes                                                                                                         |
| # of Fireplaces | 1                                                                                                           |
| Fireplaces      | Electric                                                                                                    |
| Has Basement    | Yes                                                                                                         |
| Basement        | Exterior Entry, Finished, Full, Suite                                                                       |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Playground, Storage                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Stucco, Wood Siding                                                       |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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