

# \$500,000 - 195 Cedarbrook Way Sw, Calgary

MLS® #A2234793

**\$500,000**

2 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.06 Acres

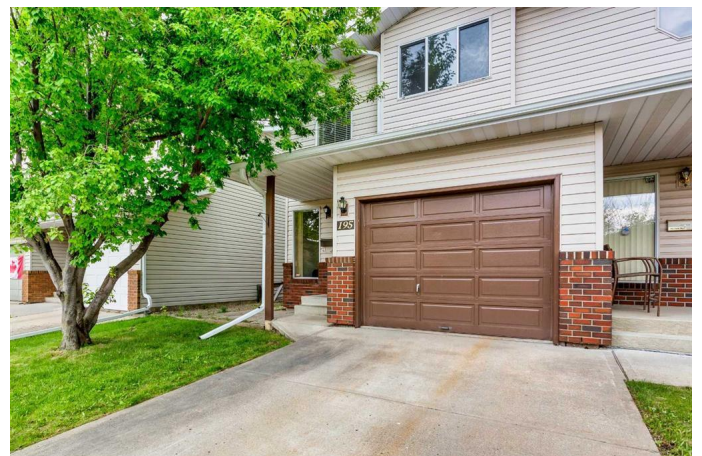
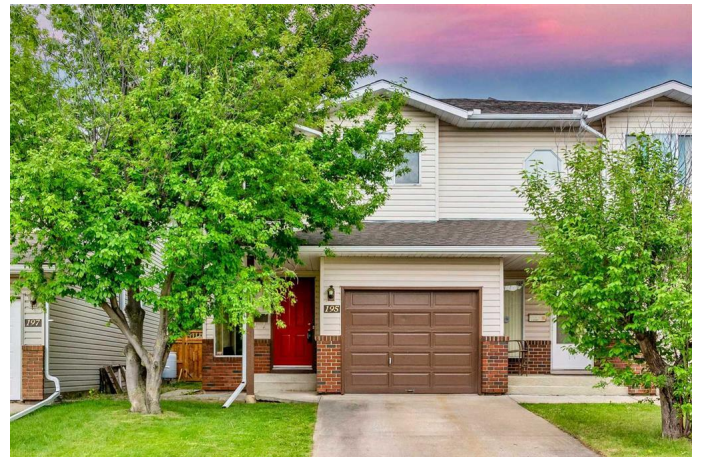
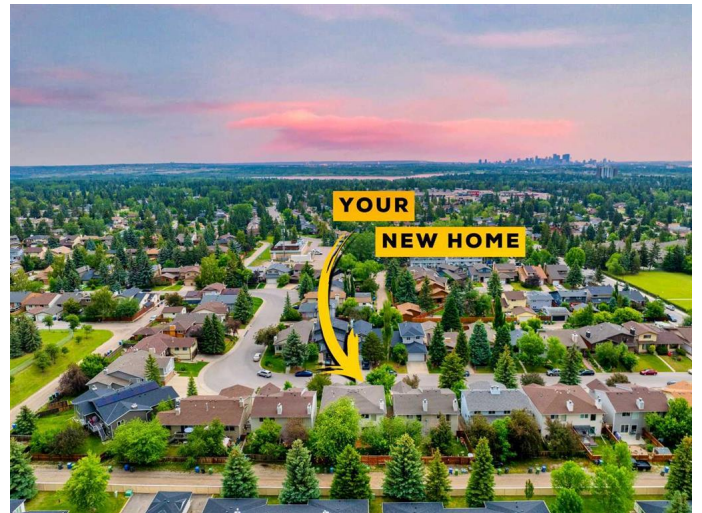
Cedarbrae, Calgary, Alberta

Welcome to this bright and inviting home with no condo fees, situated on a quiet and charming street just minutes from Fish Creek Park, Southland Leisure Centre, transit, shopping, and future quick access to Stoney Trail. This property blends timeless character with thoughtful updates and a functional layout that stands out from the rest.

Step inside to a unique split-level design that offers incredible natural light, vaulted ceilings, and a spacious sunken living room centered around a cozy fireplace—perfect for relaxing or entertaining. The white kitchen opens to a defined dining area, offering a clean and classic look with a great connection to the rest of the home.

Upstairs, you'll find two generous primary suites—each with its own walk-in closet and private ensuite—plus a versatile open loft that overlooks the living room below. The lower level features updated mechanicals including an updated furnace and hot water tank, and all Poly-B plumbing has been professionally removed and upgraded for your peace of mind.

The south-facing backyard is private and sunny, complete with an updated fence, and backs onto an additional parking stall—yours to use and located just beyond the fence line. Parking is never an issue with a front driveway, single attached garage, and rear



stall.

Other major upgrades include the roof shingles, replaced in October 2018. . This is a clean, mostly original home in excellent condition, offering flexible possession and long-term value in an ideal location. A rare opportunityâ€™donâ€™t miss your chance.

Built in 1989

### Essential Information

MLS® #	A2234793
Price	\$500,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,452
Acres	0.06
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	195 Cedarbrook Way Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3Z7

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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