

\$450,000 - 83 Cedarwood Lane Sw, Calgary

MLS® #A2247816

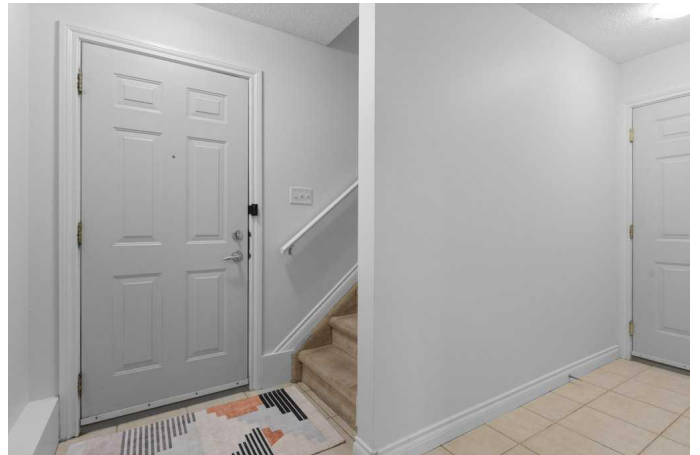
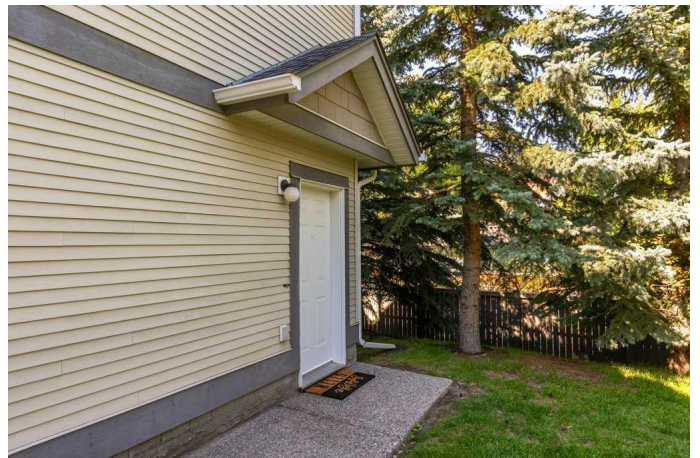
\$450,000

3 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.05 Acres

Cedarbrae, Calgary, Alberta

****OPEN HOUSE SATURDAY AUGUST 16th, 1-4PM**** In the heart of Cedarbrae, this bright and inviting end unit townhouse blends modern updates with a layout made for everyday living. Sunlight spills across hardwood floors and crown moulding, while fresh paint and thoughtful finishes give the home a polished, move in ready feel. The kitchen is a true gathering place with granite counters, new stainless steel range and over the range microwave, and easy flow to the dining area, where a balcony offers the perfect spot for morning coffee or a glass of wine. Upstairs, the spacious primary suite includes a three piece ensuite and built in closet organization, with two additional bedrooms ready for family, guests, or a home office. The rare side by side double garage means no more juggling cars, and being an end unit adds extra windows and privacy. Residents can enjoy the option to rent the complex's rec room as well as a cheap membership to the gym, with both located in the nearby apartment building. Condo fees remain far lower than most complexes of this age, and a healthy reserve fund ensures the property is very well managed. From here, you're steps to neighbourhood parks, playgrounds, and the Southland Leisure Centre, with Fish Creek Provincial Park and South Glenmore Park just minutes away. Quick access to Stoney Trail connects you effortlessly to the rest of the city, making this a home where comfort, convenience, and community come



together.

Built in 2004

Essential Information

MLS® #	A2247816
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,498
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	83 Cedarwood Lane Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6J3

Amenities

Amenities	Fitness Center, Party Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized, Side By Side
# of Garages	2

Interior

Interior Features	Crown Molding, Granite Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air
Cooling	None

Basement	None
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Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Zoning	M-C1 d57

Listing Details

Listing Office	CIR Realty
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