

# \$764,900 - 224 Cedarbrae Crescent Sw, Calgary

MLS® #A2260385

## \$764,900

4 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

OPEN HOUSE, SATURDAY SEPTEMBER 27, 2-4PM \*\*\*\*. Welcome to 224 Cedarbrae Crescent S.W.--a beautifully renovated family home tucked away on a quiet, desirable crescent. Offering nearly 2,200 sq. ft. of developed living space, this 4-bedroom home features a double heated garage (23.5 x 23.5) and numerous updates throughout. Inside, you'll find a stunning new kitchen with quartz countertops, stainless steel appliances, and an open-concept design that flows seamlessly into the dining and living areas. The spacious living room is anchored by a cozy gas fireplace, while new windows flood the home with natural light. Hardwood and vinyl flooring add warmth and durability across the main level. The main floor offers three bedrooms, including the master suite with a 2-piece ensuite. Step outside to a professionally designed food forest, where you'll be dazzled by the incredible gardens and the expansive yard. Enjoy a variety of fruit trees and bushes--pears, strawberries, grapes, and more--creating your own outdoor sanctuary. Notice there's a dedicated spot to park your RV. The lower level, with a separate entrance and an APPROVED DEVELOPMENT PERMIT for a basement suite, expands the home's potential. It features a large family room, spacious bedroom, full bathroom, and ample storage. All of this is within walking distance to schools, parks, and transit. Move in & enjoy this one of a kind home and garden retreat!



Built in 1973

## Essential Information

MLS® #	A2260385
Price	\$764,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	224 Cedarbrae Crescent Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1Y4

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Alley Access
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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