

# \$450,000 - 191 Cedarwood Lane Sw, Calgary

MLS® #A2267113

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,558 sqft

Residential on 0.03 Acres

Cedarbrae, Calgary, Alberta

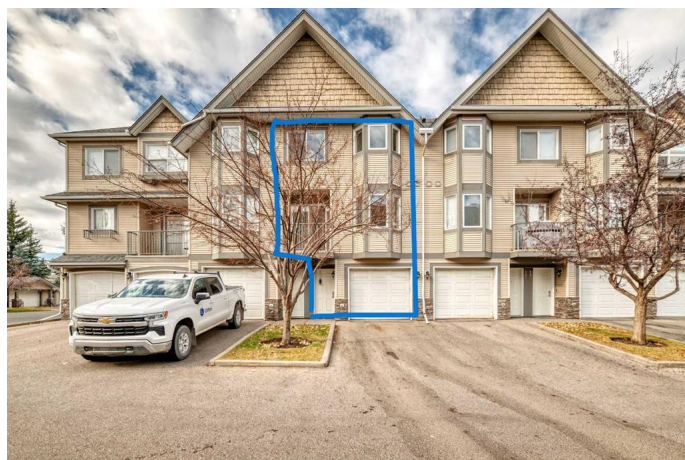
OPEN HOUSE November 1st 1:00-3:00 PM-

This could be your new HOME! A beautiful townhome with 3 bedrooms & 2.5 bath has tastefully been updated while the Seller lived here, including flooring, and granite in kitchen and bathrooms. The eat in kitchen has higher end appliances including a Viking Fridge and Gas Range. There is a balcony off the kitchen perfect for BBQs and enjoying the morning sun. The living room has no shortage of space and there is certainly room for a dining table too! Upstairs are 3 nice size bedrooms with the master having a walk through closet and 3 piece bathroom. The laundry is conveniently located on this floor too! The garage was renovated years ago with a room added at the back. There is a separate entrance out to a small patio and green space. Garage will fit a truck. Stonecroft of Cedarbrae has a great walk score. Close to shops, schools and bus routes. IMMEDIATE possession available.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2267113  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,558     |



|            |               |
|------------|---------------|
| Acres      | 0.03          |
| Year Built | 2004          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 191 Cedarwood Lane Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 6J3               |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                                 |
| Parking Spaces | 2                                                                    |
| Parking        | Front Drive, Garage Door Opener, See Remarks, Single Garage Attached |
| # of Garages   | 1                                                                    |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)                               |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Water Softener |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | None                                                                                                                                      |
| Basement          | None                                                                                                                                      |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 8                  |
| Zoning         | M-C1 d57           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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