

# \$625,000 - 224 Cedargrove Court Sw, Calgary

MLS® #A2223690

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Backing onto a huge greenspace, this 3 bedroom home with great renovation potential in the mature community of Cedarbrae offers over 1800 sq ft of developed living space, including a fully developed walk-out basement with illegal one bedroom suite. The main level presents large living & dining rooms plus a kitchen with plenty of cupboard & counter space with views of the park. A laundry room & 2 piece powder room complete the main level. The second level hosts 3 bedrooms & a 4 piece bath. A very spacious primary bedroom with large window facing the park has ample closet space & a private 3 piece ensuite. The fully developed walk-out basement with illegal suite features a family room with gas fireplace, kitchen, one bedroom, 4 piece bath, storage & private laundry facilities. There's also access to the back yard through a large patio door. Other notable features include a large back deck, covered patio & a double attached front garage. The location can't be beat - close to South Glenmore Park, schools, shopping, public transit & effortless access to 24th Street, Anderson Road & Stoney Trail.

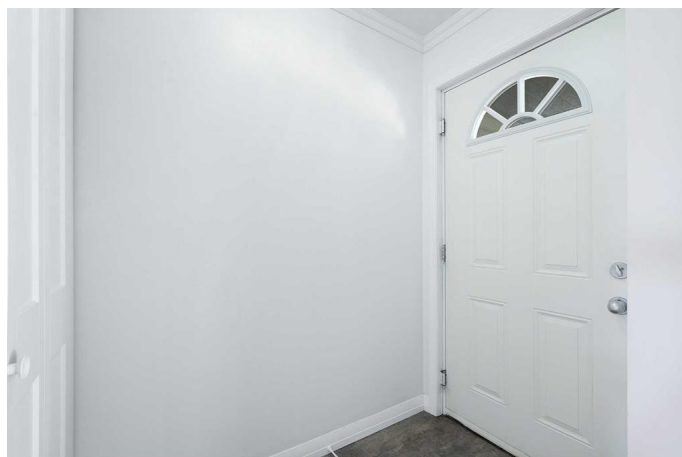
Built in 1984

## Essential Information

MLS® # A2223690

Price \$625,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,249
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	224 Cedargrove Court Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4T7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Laminate Counters, Soaking Tub, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

	Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.