

# \$431,500 - 139 Cedarwood Lane Sw, Calgary

MLS® #A2219075

**\$431,500**

3 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

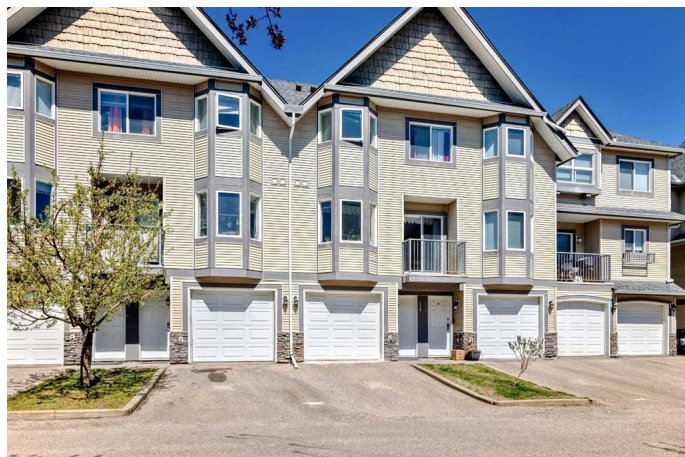
Cedarbrae, Calgary, Alberta

This unit is in pristine condition. well maintained 3 bedroom, 2 and a half bathrooms. Good kitchen cupboard space, pantry, granite countertops, A 2 car tandem garage with a rear entry off the patio area. The rear part of the garage (on the main floor) is designed for a recreation room, or a forth bedroom. A spacious dinette off the kitchen area with access to the south facing deck. The long living room is designed to accommodate a formal dinning room. Close to shopping, schools, churches and the community center. Easy to view and very flexible Possession. **MAJOR PRICE REDUCTION OPEN HOUSE JUNE 28/25 1:00 tp 5:00 PM**

Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219075      |
| Price          | \$431,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,222         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 139 Cedarwood Lane Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W6J2                |

## Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                     |
| Parking Spaces | 2                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Tandem |
| # of Garages   | 2                                                 |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Vinyl Windows, Granite Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer                          |
| Heating           | Forced Air, Mid Efficiency                                                                   |
| Cooling           | None                                                                                         |
| Basement          | None                                                                                         |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Private Entrance         |
| Lot Description   | Landscaped, Street Lighting, Lawn |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 57            |
| Zoning         | M-C1          |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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