

# \$489,900 - 197 Cedardale Road Sw, Calgary

MLS® #A2225437

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Charming, Updated, Fully Furnished Home in Family-Friendly Cedarbrae – No Condo Fees!

Nestled in a quiet, well-established corner of Cedarbrae, this beautifully maintained and fully furnished semi-detached home offers an ideal blend of comfort, functionality, and future potential – all with no condo fees. Backing onto a peaceful back alley and surrounded by mature trees, this property provides added privacy and a strong sense of community. Featuring three spacious bedrooms and 1.5 bathrooms, the home boasts a bright, welcoming layout with excellent flow for everyday living. Recent upgrades include new flooring throughout, a hail-resistant roof, and an updated furnace and hot water tank, ensuring modern comfort and long-term peace of mind. Over 1300 sqft of living area. The main floor showcases a spacious living area. The fully finished basement provides additional versatile living space.

This property is ready for immediate rental income or personal use, making it an excellent opportunity for investors or homeowners looking for turnkey convenience.

Outside, the sunny south-facing backyard is fully fenced, creating an ideal space for children, pets, and outdoor entertaining. At the rear of the property, you'll find two spacious off-street parking stalls, with ample room to build a garage if desired.

Located just steps from parks, playgrounds, and schools, and within walking distance to



shopping, transit, and community amenities. Glenmore Reservoir, Fish Creek Park, and Anderson LRT are all just minutes away, providing easy access to recreation and commuting options.

Don't miss this rare opportunity to own a well-cared-for, fully furnished home with thoughtful updates, generous outdoor space, and strong income potential in one of Calgary's most desirable neighbourhoods.

Built in 1981

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225437               |
| Price          | \$489,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,035                  |
| Acres          | 0.06                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 197 Cedardale Road Sw |
| Subdivision | Cedarbrae             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 5A8               |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Back Lane                    |
| Roof              | Asphalt Shingle, See Remarks |
| Construction      | Wood Frame, Aluminum Siding  |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 12             |
| Zoning         | R-CG           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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