

# \$325,000 - 37 Cedar Springs Gardens Sw, Calgary

MLS® #A2229245

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

**CORNER UNIT | 3 BEDROOMS | UNDERGROUND PARKING |** Welcome to 37 Cedar Springs Gardens SW—a spacious 3-bedroom condo in the family-friendly community of Cedarbrae. With 1,064 sq. ft. of living space, this bright corner unit offers comfort, convenience, and value. Step into a thoughtfully designed layout with **HARDWOOD** flooring, **FRESH INTERIOR PAINT**, and **LARGE WINDOW** that bring in an abundance of natural light. The living room is the perfect spot to unwind, complete with a **WOOD-BURNING FIREPLACE**. The kitchen offers ample counter space and cabinetry, making it highly functional for everyday cooking and meal prep. The dining area easily accommodates a full-size table—perfect for family dinners or entertaining guests. Relax in the primary bedroom with walk-through closet and 2-PC ENSUITE. 2 additional bedrooms ideal for family, guests or home office. 4-piece bathroom, IN-SUITE LAUNDRY, and a dedicated **STORAGE** area. You™ll enjoy the **ASSIGNED HEATED UNDERGROUND PARKING**. This complex is perfectly located—close to schools, shopping, Southland Leisure Centre, and Fish Creek Park, with easy access to Stoney Trail, Anderson Road, and the new Costco. This condo is ideal for first-time buyers, young professionals, or downsizers looking for a spacious, low-maintenance home in a well-connected southwest Calgary neighbourhood. Don™t miss out!



Built in 1983

## Essential Information

MLS® #	A2229245
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,065
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	37 Cedar Springs Gardens Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5J9

## Amenities

Amenities	Other
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Basement                      None

**Exterior**

Exterior Features      Private Entrance  
Lot Description        See Remarks  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Slab

**Additional Information**

Date Listed              June 11th, 2025  
Days on Market        2  
Zoning                    M-C1 d55

**Listing Details**

Listing Office            RE/MAX First

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