



56 Cedarwood Hill SW
Calgary, Alberta

MLS # A2291326



\$468,500

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,155 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

WOW!!! What a find! I call this home the "Oldy but goody home." It's fully move in ready with all it's 80's charm! It's super clean, has a newer roof installed in 2024 and has been lived in by one family for the past 20 years. It has so much charm and potential. The home is surrounded by wonderful big trees, playgrounds and green spaces. It is a family-oriented community bordered by Anderson Road (S), Tsuu T'squ'ina Trail (W), Southland Drive (N), and 24th Street (E). Known for mature trees, quiet streets, and close proximity to Fish Creek Provincial Park. Put your offer in today because houses like this one do not last long!!