



**264 Cedarwood Park SW  
Calgary, Alberta**

**MLS # A2298222**



**\$399,800**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

Massive Price Reduction Today! We have taken the guessing out of the game Call now! Stunning Newly Renovated 3 Bedroom Home, Move in ready today! From the moment you enter the open Living room & Dining room the refined workmanship of this 1337sqft home warms any heart. With a wood burning corner fireplace, and new recessed lighting shining off your new floors that carry on through the whole home, and into Your Brand new Kitchen with New Quartz counters, New Stainless steel Appliances, New Solid wood Cabinets, New Sink and taps. All the Bathrooms have been transformed into a modern look with quality finishes, including a double sink in your upstairs 5 peice bath. Step into a spacious Main bedroom that easily fits a king size bed and Dressers with double wide closets that should be enough space for the best dresser in you. 2 More great sized bedrooms upstairs all with new doors and closets. The basement is fully finished and a great space for anything your imagination wants to do with it. Much effort went into making this home tastefully stunning and beautiful. We hope you love it too. Well managed and one of the lowest condo fees in the city. Call today for you private showings or have your experienced realtor reach out and book it today!