



**106 Anderson Grove SW  
Calgary, Alberta**

**MLS # A2303954**



**\$374,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Storage		

**Inclusions:** N/A

**RENOVATED 3-LEVEL TOWNHOME | ~1,500 SQFT | DOUBLE-HEIGHT CEILINGS** Welcome to this beautifully updated 3-level townhouse offering approximately 1,500 sq.ft. of stylish and functional living space—perfect for families, first-time buyers, or investors! Step inside to discover a bright, open layout highlighted by impressive double-height ceilings and large windows that flood the home with natural light. The main living area is both spacious and inviting—ideal for relaxing or entertaining. The home has been recently renovated, featuring new carpet, new flooring, a new dishwasher, and new window coverings, providing a fresh, move-in-ready experience. The kitchen offers ample cabinetry and workspace, seamlessly connecting to the spacious dining area—perfect for hosting family and friends. There is also a deck off the dining area, ideal for relaxing or BBQing while overlooking your yard. The upper level features a second living area with a cozy gas fireplace, filled with natural light from both east- and west-facing windows, and completed with a convenient 2-piece powder room. On the top floor, you’ll find two generously sized bedrooms, each with its own ensuite bathroom, offering excellent comfort and privacy. Enjoy the benefits of an attached garage, ample basement storage, plenty of visitor parking for guests, and a well-managed complex. Located in a highly desirable area, this home is just minutes from schools, Fish Creek Park, Glenmore Reservoir, shopping centres, and Costco, with easy access to major routes including Stoney Trail and Macleod Trail—making everyday living incredibly convenient. A perfect combination of space, upgrades, and location—book your private showing today!