



GRASSROOTS

REALTY GROUP

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**55 Cedarview Mews SW
Calgary, Alberta**

MLS # A2304028



\$489,000

Division:	Cedarbrae		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,255 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d28
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Soaking Tub, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

*** OPEN HOUSE, SATURDAY MAY 9th, 11-1PM *** Welcome to Cedarview Mews—an exceptionally well-managed and friendly complex, perfect for those seeking peace and a sense of community. This fully developed former showhome offers a functional and spacious layout, featuring two large primary bedrooms upstairs—each with its own full ensuite—along with a total of four bathrooms. The home is ideally positioned within the courtyard, providing a central location with ample visitor parking nearby. Welcomed by a generous entry with direct access to the single oversized attached garage and a convenient 2-piece powder room. The main floor showcases durable luxury vinyl plank flooring in a warm wood tone, complemented by a neutral colour palette throughout. The kitchen is thoughtfully designed with white European-style cabinetry, ample Durotone counter space, and a peninsula with raised bar seating—ideal for casual dining or entertaining. A sleek white appliance package is included, with a full-size refrigerator in the kitchen and additional freezer space in the garage. The adjoining dining and living areas are bright and inviting, enhanced by large south-facing windows that fill the space with natural light. A gas fireplace with mantle creates a comfortable focal point, while tasteful wainscoting adds a refined finishing touch. Upstairs, both primary bedrooms are generously sized. One features double closets, while the other includes a walk-in closet—each complemented by its own private ensuite. The fully developed lower level offers a versatile family room, which could easily serve as a guest bedroom thanks to the egress window, along with a 3-piece bathroom. Significant mechanical updates provide peace of mind, including a high-efficiency furnace and hot water tank (2023). Additional upgrades include a

reverse osmosis water system (2021), updated washer and dryer (2021), replacement of Poly B plumbing and updated toilets(2021). The south-facing backyard is a standout feature, offering a private and serene setting with a large brick wall, mature spruce trees, and partial views of the adjacent field—one of the more desirable locations within the complex. This is a well-maintained, move-in-ready home offering excellent value with reasonable condo fees and flexible possession.