



**47 Cedargrove Way SW  
Calgary, Alberta**

**MLS # A2315553**



**\$600,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Oversized, Single Gara		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Smoking Home, Quartz Counters		

**Inclusions:** garage remotes

Tucked away on a quiet, family-friendly street in desirable Cedarbrae, this charming detached home offers the perfect blend of comfort, privacy, and location. With mature trees surrounding the large sunny west-facing backyard, you’ll love spending summer evenings relaxing or entertaining on the freshly re-sanded and re-stained deck, ready to enjoy from day one. Inside, the home features thoughtful updates throughout, including an updated kitchen, refreshed main bathroom and powder room, plus new flooring throughout the main floor and basement completed in 2024. The functional layout offers 3 bedrooms, an attached garage with ample storage space, and a cozy basement retreat complete with a partially finished bathroom that is ready for a new owner’s personal touches to create a full additional bath. Major exterior updates including the roof, siding, and gutters were completed in 2018, offering peace of mind for years to come. Whether you’re a first-time buyer, young family, or someone looking for a fantastic long-term investment, this home checks all the boxes. Cedarbrae is loved for its welcoming community feel and unbeatable access to some of Calgary’s best outdoor amenities. Enjoy being just minutes to Fish Creek Provincial Park, one of Canada’s largest urban parks, as well as Glenmore Reservoir with its boating, biking paths, splash parks, playgrounds, pump tracks, and endless recreation opportunities. Costco, Southland Leisure Centre, great schools, and tons of shopping and amenities are all nearby, making this an incredibly convenient and connected place to call home.