



GRASSROOTS
REALTY GROUP

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51 Cedar Springs Gardens SW
Calgary, Alberta

MLS # A2316443



\$299,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	NA
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Welcome Home! This bright and spacious, open-concept condo offers 2 bedrooms, 2 bathrooms, in-suite laundry, underground parking, and a west-facing balcony—the perfect place to enjoy afternoon sun and beautiful evening sunsets. The well-appointed kitchen features ample cabinetry and storage, along with a raised breakfast bar that’s ideal for casual dining and entertaining. Adjacent to the kitchen is a dedicated dining area that overlooks the inviting living room, creating a seamless space for everyday living. The generous primary bedroom includes a walk-through closet and convenient access to a private 2-piece ensuite. The second bedroom is well-sized with a large closet and is ideally situated across from the 4-piece main bathroom, in-suite laundry, and additional storage space. This well-maintained complex is known for its welcoming community and unbeatable location, within walking distance to shopping, restaurants, coffee shops, and everyday amenities. Don’t miss your opportunity—book your showing today.