



23 Ceduna Park SW
Calgary, Alberta

MLS # A2324873



\$529,000

Division:	Cedarbrae		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,281 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 533
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Electric Fireplace, Natural Gas BBQ		

Rare opportunity to own a beautifully maintained bungalow in the highly sought after Oakfield Park Villas (55+). Offering 4 bedrooms, 2.5 bathrooms, a fully finished basement, and an oversized double attached garage, this immaculate home showcases true pride of ownership throughout. The bright, open concept main floor features vaulted ceilings, large windows, and a skylight that fills the home with natural light. The spacious kitchen is equipped with newer appliances, ample cabinet and counter space, a generous breakfast nook, and is complemented by a separate formal dining area. The expansive living room features newer carpet, a cozy gas fireplace, and direct access to the large rear deck complete with low maintenance composite decking, a premium electric awning, natural gas BBQ hookup (BBQ included) and peaceful greenspace views with no neighbours behind. The oversized primary retreat offers a walk-through closet and a private 4 piece ensuite featuring a separate shower and relaxing jetted soaker tub. A second bedroom, ideal as a home office or flex room, a convenient 2 piece bathroom, and main floor laundry complete the upper level. The fully developed basement provides exceptional additional living space with a massive family room featuring an electric fireplace, two spacious bedrooms, a 4 piece bathroom and plenty of extra storage space. Additional highlights include an oversized double attached garage, abundant visitor parking nearby and a private setting backing onto greenspace. Ideally located close to schools, parks, shopping, restaurants, public transit, and with quick access to major roadways, this exceptional villa offers the perfect combination of comfort, convenience, and low maintenance living.