

# \$625,000 - 224 Cedargrove Court Sw, Calgary

MLS® #A2223690

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Backing onto a huge greenspace, this 3 bedroom home with great renovation potential in the mature community of Cedarbrae offers over 1800 sq ft of developed living space, including a fully developed walk-out basement with illegal one bedroom suite. The main level presents large living & dining rooms plus a kitchen with plenty of cupboard & counter space with views of the park. A laundry room & 2 piece powder room complete the main level. The second level hosts 3 bedrooms & a 4 piece bath. A very spacious primary bedroom with large window facing the park has ample closet space & a private 3 piece ensuite. The fully developed walk-out basement with illegal suite features a family room with gas fireplace, kitchen, one bedroom, 4 piece bath, storage & private laundry facilities. There's also access to the back yard through a large patio door. Other notable features include a large back deck, covered patio & a double attached front garage. The location can't be beat - close to South Glenmore Park, schools, shopping, public transit & effortless access to 24th Street, Anderson Road & Stoney Trail.

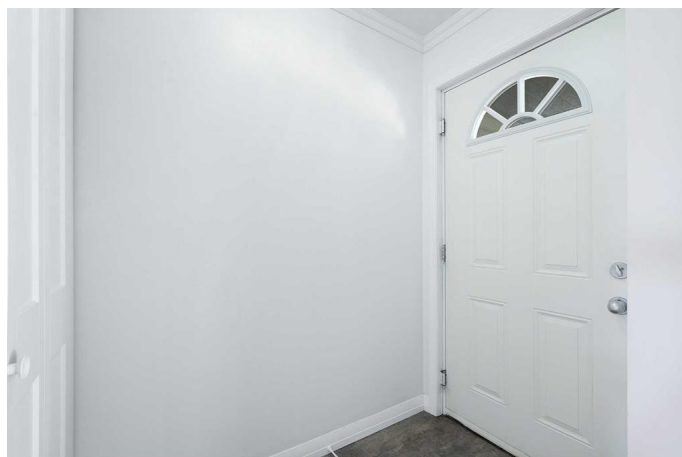
Built in 1984

## Essential Information

MLS® # A2223690

Price \$625,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,249
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	224 Cedargrove Court Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4T7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Laminate Counters, Soaking Tub, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

	Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	32
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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