

# \$399,999 - 123 Cedarwood Park Sw, Calgary

MLS® #A2226882

**\$399,999**

2 Bedroom, 2.00 Bathroom, 1,359 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

This charming END UNIT is truly move-in ready with a total square footage of 1,877 SQ feet that's flexible for your future. Highlights include a a gas + wood burning fireplace in your spacious living room, separate dining room, a bright and sunny South facing kitchen with eat in area looking to your large deck with plenty of trees for shade. Upstairs you'll find a HUGE Primary Bedroom, a second bedroom and a bonus room that can be used as a home office, hobby space, or it can be easily converted to a third bedroom with a closet.

Imagine living here enjoying sunny deck hangs overlooking a green space and walking path, , quiet morning coffee in the kitchen, easily entertaining guests in your large dining space as you can hear the crackle of the fire from your wood burning fireplace.

Perfectly situated within this quiet, pet-friendly complex, your parking stall is conveniently right outside your front door, with plenty of visitor parking both on-site and along 30th Street.

The location is exceptionalâ€”just a short walk to nearby elementary and junior high schools, minutes to shopping and daily amenities, and under 10 minutes to vibrant South Glenmore Park for endless recreation. Quick access to the new ring road makes getting around the city a breeze, and youâ€™re only about 20 minutes to downtown Calgary for work or



nights out. Bike paths and off-leash dog parks are also close by, making this an ideal home for families and outdoor enthusiasts.

Check out the 3D tour and don't miss your opportunity to own this standout property in this well run with a low condo fee in coveted Cedarwood Parkâ€”book your showing today!

Built in 1989

**Essential Information**

MLS® #	A2226882
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,359
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	123 Cedarwood Park Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5N9

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Lawn, Level, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	16
Zoning	M-CG d44

## Listing Details

Listing Office	The Real Estate District
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